



REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: November 18, 2014

Project Name: Reserve at Tiffany Park Preliminary Plat

Owner: Renton School District; 300 SW 7th St; Renton, WA 98055

Applicant: Henley USA LLC, 11100 Main Street, Suite 100; Bellevue, WA 98004

Contact: Wayne Potter; Novastar Development, Inc.; 18215 72nd Ave S; Kent, WA 98032

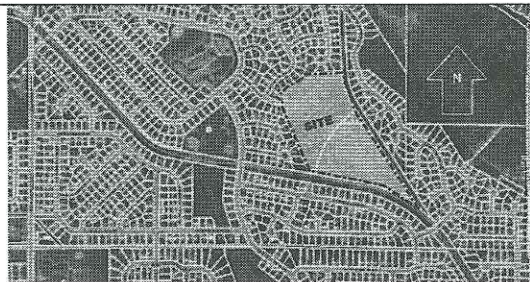
File Number: LUA13-001572, ECF, PP, CAE

Project Manager: Rocale Timmons, Senior Planner

Project Summary: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 97-lot subdivision (96 lots with a 30% tree retention alternative plan). The 21.66 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site is located within the R-4 zoning classification. All proposed lots would be located within the R-8 zone. The subject property is located at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and the Mercer Island Pipeline along the eastern property line. The 97 lots would result in a density no more than 5.70 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the 97 lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width. Access to the site would be gained from SE 18th St with secondary access extended from 124th Place SE. The site is currently vacant with 1,305 significant trees and the applicant has proposed to retain 147 trees (188 trees with a 30% tree retention alternative plan). The applicant has submitted a Wetland Report, Drainage Report, Traffic Impact Analysis, Geotechnical Engineering study, Arborist Report, Habitat Data Report. Independent secondary studies for Transportation and Wetlands are included with the application. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is requesting a Critical Area Exemption for the extension of SE 18th St through portions of the buffer associated with Wetland E.

Project Location: 4905 SE 2nd Place/355 Field Place SE/4921 SE 2nd Place/312 Field PI SE/5001 SE 2nd Place/5013 SE 2nd Place/14217 SE 136th St

Site Area: 21.66 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1: HEX Report
- Exhibit 2: Preliminary Plat Plan (dated July 16, 2014)
- Exhibit 3: Tree Cutting and Land Clearing Plan (dated July 16, 2014)
- Exhibit 4: Tree Protection Report (June 6, 2014)
- Exhibit 5: Revised Wetland Determination and Response Letter (dated June 3, 2014)
- Exhibit 6: Habitat Assessment (dated January 16, 2014)
- Exhibit 7: Geotechnical Report (dated September 28, 2012)
- Exhibit 8: Drainage Report (dated February 24, 2014)
- Exhibit 9: Traffic Impact Analysis (dated April 23, 2014)
- Exhibit 10: Public Comment Letters: 10.1-10.70
- Exhibit 11: Alternative Tree Cutting and Land Clearing Plan (August 29, 2014)
- Exhibit 12: Alternative Tree Protection Report (August 27, 2014)
- Exhibit 13: Independent Secondary Review - Traffic
- Exhibit 14: Independent Secondary Review – Wetland (April 3, 2014)
- Exhibit 15: Supplemental Independent Secondary Review – Wetland (July 9, 2014)
- Exhibit 16: Habitat Assessment Technical Memorandum (dated February 11, 2014)
- Exhibit 17: Habitat Assessment Technical Memorandum (dated June 12, 2014)
- Exhibit 18: Landscape Plan (dated July 16, 2014)
- Exhibit 19: Transportation Concurrency Approval
- Exhibit 20: Renton Trails and Bikeways Map
- Exhibit 21: Environment Review Committee (ERC) Staff report
- Exhibit 22: SEPA Determination and Mitigation Measures (dated September 22, 2014)
- Exhibit 23: Public Meeting Notice
- Exhibit 24: Notice of Application Affidavits

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Renton School District
300 SW 7th St
Renton, WA 98055
- 2. **Zoning Designation:** Residential – 8 du/ac (R-8); Residential – 4 du/ac (R-4);
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF); Residential Low Density (RLD)
- 4. **Existing Site Use:** Vacant
- 5. **Neighborhood Characteristics:**
 - a. **North:** Single Family Residential (R-8 zone)
 - b. **East:** Single Family Residential (R-4 and R-8 zone)

- c. **South:** *Single Family Residential (R-8 zone)*
- d. **West:** *Single Family Residential (R-8 zone)*
- 6. **Access:** Access to the site would be gained from SE 18th St with secondary access extended from 124th Place SE.
- 7. **Site Area:** 21.66 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/04
Zoning	N/A	5100	11/01/04
Annexation	N/A	1961	6/27/1962

E. PUBLIC SERVICES:

- 1. **Utilities:**
 - a. Water: This site is located in the City of Renton water service boundary. There is an existing 8-inch water main stubbed to the site in SE 20th Court, in SE 19th Court and SE 18th Court. This site is located in the 590-water pressure zone and static pressure in the area ranges from 65-82 psi.
 - b. Sewer: The site is located in the City of Renton sewer service area. There is an 8-inch sewer main in SE 18th Street.
 - c. Surface/Storm Water: There is an existing conveyance system in SE 18th St.
- 2. **Streets:** There are partial street improvements existing along SE 18th St and 124th Place SE.
- 3. **Fire Protection:** City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

- 1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
- 2. **Chapter 3 Environmental Regulations and Overlay Districts**
 - a. Section 4-3-050: Critical Areas Regulations
- 3. **Chapter 4 Property Development Standards**
- 4. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
- 5. **Chapter 7 Subdivision Regulations**
- 6. **Chapter 9 Procedures and Review Criteria**
- 7. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Transportation Element
3. Community Design Element

H. FINDINGS OF FACT:

1. The applicant requested SEPA Environmental Review and Preliminary Plat approval for a 98-lot subdivision on November 14, 2013. The Planning Division of the City of Renton accepted the above master application for review on November 25, 2013 and commenced a two week public comment period.
2. During our review, staff determined additional information was necessary in order to proceed. On December 16, 2013 the project was placed on hold pending receipt of a Habitat Data Report and Independent Secondary Review of the provided Critical Area Report and Traffic Study.
3. A revised plat plan was submitted to the City on March 3, 2014. However, the applicant didn't submit all necessary documentation to have the project taken off hold. The March 3, 2014 plat plan/submittal package reflected a change from a proposed detention pond to a drainage vault, a revised lot layout/internal circulation pattern, and a vegetated buffer along portions of the site perimeter.
4. On July 16, 2014, the applicant submitted a revised proposal including a request for SEPA Environmental Review, Preliminary Plat, and Critical Area Exemption for a 97-lot subdivision (Exhibit 2).
5. On July 25, 2014 the project was taken off hold and a second courtesy two-week public comment period commenced and was held open until August 8, 2014.
6. However, during our review of the July 16, 2014 plat staff determined additional information was necessary in order to proceed. On August 20, 2014 the project was placed on hold pending receipt of a revised Tree Protection Plan/Arborist Report and Tree Retention Plan which demonstrated the retention of at least 30% of the significant trees on site.
7. The applicant submitted all necessary documentation and on September 5, 2014 the project was taken off hold. Submittals included an Alternative Tree Cutting and Land Clearing Plan demonstrating that the retention of at least 30% of the significant trees on site would result in the loss of one lot for a total of 96 lots (Exhibit 11).
8. As identified in findings of fact 1 – 7 above, the project complies with the 120-day review period.
9. Due to the several revisions made to the plat, and revised submittal materials, staff has utilized the 97-lot plat plan dated July 16, 2014 (Exhibit 2) to base its recommendation to the Hearing Examiner with conditions reflecting the Alternative Tree Cutting and Land Clearing Plan (Exhibit 11).
10. The applicant has submitted the following reports for review and analysis in support of the July 16, 2014 plat plan: Wetland Report (Exhibit 5), Drainage Report (Exhibit 8), Traffic Impact Analysis (Exhibit 9), Geotechnical Engineering study (Exhibit 7), Tree Protection/Arborist Report (Exhibit 4), and Habitat Assessment (Exhibit 6).
11. Additionally the following reports have been provided by the applicant for review and analysis: Alternative Tree Cutting and Land Clearing Plan (Exhibit 11), Independent Secondary Review – Traffic (Exhibit 13), Independent Secondary Review – Wetland (Exhibit 14), Supplemental Independent Secondary Review – Wetland (Exhibit 15), Habitat Assessment Technical Memorandums (Exhibit 16 and 17).

12. The subject site is situated at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line and consists of four tax parcels (#212304-9044, 212305-9051, 212305-9154, and 212305-9061).
13. The 21.66 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site is located within the R-4 zoning classification. The subject site is designated Residential Single Family and Residential Low Density on the City's Comprehensive Plan Map.
14. All proposed lots would be located within the R-8 zoning classification. Therefore R-8 development standards, pursuant to RMC 4-2-110A, have been used to evaluate the proposed project (see Finding 35.2, Compliance with the Underlying Zoning Classification).
15. The site is entirely surrounded by existing single family residences with an average lot size of approximately 8,600 square feet. The surrounding platting pattern is in-keeping with the development standards of the less dense R-4 zoning classification (RMC 4-2-110A).
16. The site is unique in shape and ties into two existing road stubs. The first is located in the northwest corner of the site at the dead-end of SE 18th St. The second road stub is located to the southwest of the site on the southern side of the Cedar River Pipeline at the dead-end of 124th Place SE.
17. The applicant is proposing to extend both road stubs into the site in order to provide public access and circulation. Internal residential access streets and/or shared driveways are proposed to provide access to each lot throughout the proposed subdivision.
18. The proposed 97 lots, or the 96 lot alternative, would result in a density of no more than 5.70 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the proposed single family lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width.
19. The total area for all sensitive areas and native/passive open space proposed to be provided is 5.28 acres, approximately 24.4% of the site.
20. The site is currently vacant with 1,305 significant trees and a series of existing pedestrian trails. The July 16, 2014 submittal indicated the applicant proposed to retain 147 trees (Exhibit 3). However, the Alternative Tree Cutting and Land Clearing Plan, submitted on August 29, 2014 depicted the retention of 188 trees (Exhibit 11).
21. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is proposing wetland buffer reductions in the amount of approximately 8,000 square feet to be mitigated with buffer additions in the amount of approximately 48,000 square feet. The applicant is also requesting a Critical Area Exemption for the extension of SE 18th St through a small portion (14 sf) of the buffer associated with Wetland E.
22. The site topography can best be characterized as sloping down to the west with gentle slope inclinations with a total vertical relief of 50 feet. The site generally slopes from east to west from elevation 456 to 398. The project site has an average slope between 10% and 15% with a small isolated area containing 25% slopes.
23. The applicant is proposing the use of rockeries and "lock and load" retaining walls throughout the site ranging from 4-21 feet in height. The applicant has not provided elevations of proposed retaining walls.
24. The subject site is located in Zone 2 of the Aquifer Protection Area. The applicant is proposing excavation estimated at 70,000 cubic yards. The on-site stripping is anticipated to be 22,000 cubic yards which would either be redistributed on site or exported off site if the soils cannot be used.

25. The subject property is currently owned by the Renton School District. In 2013 the Renton School District approved a Purchase and Sale Agreement with the applicant (Henley USA, LLC) to sell the subject site. The agreement authorizes the applicant to assess the property's suitability for the proposed development and obtain the necessary approvals in compliance with the City of Renton development regulations.

26. The following table identifies proposed approximate dimensions for Lots 1-97:

Lot #	Lot Size (sf) <i>Min: 4,500 sf</i>	Approx. Avg. Width <i>Min: 50 feet</i>	Approx. Depth <i>Min: 65 feet</i>	Lot #	Lot Size (sf) <i>Min: 4,500 SF</i>	Approx. Avg. Width <i>Min: 50 feet</i>	Approx. Depth <i>Min: 65 feet</i>
Lot 1	5,000	50 feet	100 feet	Lot 50	4,500	50 feet	90 feet
Lot 2	5,000	50 feet	100 feet	Lot 51	5,400	60 feet	90 feet
Lot 3	5,000	50 feet	100 feet	Lot 52	5,400	60 feet	90 feet
Lot 4	5,000	50 feet	100 feet	Lot 53	4,615	51 feet	90 feet
Lot 5	5,000	50 feet	100 feet	Lot 54	4,758	53 feet	90 feet
Lot 6	5,000	50 feet	100 feet	Lot 55	4,755	53 feet	90 feet
Lot 7	6,183	51 feet	100 feet	Lot 56	4,762	53 feet	90 feet
Lot 8	6,085	70 feet	103 feet	Lot 57	5,644	61 feet	92 feet
Lot 9	5,308	51 feet	110 feet	Lot 58	5,518	62 feet	89 feet
Lot 10	6,875	50 feet	107 feet	Lot 59	4,912	55 feet	89 feet
Lot 11	4,718	50 feet	50 feet	Lot 60	5,718	64 feet	89 feet
Lot 12	7,461	55 feet	90 feet	Lot 61	5,348	59 feet	90 feet
Lot 13	5,574	50 feet	101 feet	Lot 62	4,740	52 feet	90 feet
Lot 14	6,259	30* feet	121 feet	Lot 63	4,740	52 feet	90 feet
Lot 15	7,770	50 feet	107 feet	Lot 64	4,577	50 feet	90 feet
Lot 16	5,500	50 feet	113 feet	Lot 65	5,400	60 feet	90 feet
Lot 17	5,551	32* feet	99 feet	Lot 66	4,500	50 feet	90 feet
Lot 18	6,568	65 feet	100 feet	Lot 67	4,500	50 feet	90 feet
Lot 19	5,000	45 feet	100 feet	Lot 68	4,500	50 feet	90 feet
Lot 20	5,000	50 feet	100 feet	Lot 69	5,384	59 feet	90 feet
Lot 21	6,490	72 feet	106 feet	Lot 70	5,456	60 feet	90 feet
Lot 22	6,214	54 feet	100 feet	Lot 71	5,000	50 feet	10 feet
Lot 23	5,213	52 feet	100 feet	Lot 72	5,000	50 feet	100 feet
Lot 24	5,213	52 feet	100 feet	Lot 73	5,381	53 feet	100 feet
Lot 25	5,730	57 feet	100 feet	Lot 74	5,687	56 feet	100 feet
Lot 26	5,213	52 feet	100 feet	Lot 75	7,218	72 feet	100 feet

Lot 27	5,730	57 feet	100 feet	Lot 76	6,705	67 feet	100 feet
Lot 28	5,173	51 feet	100 feet	Lot 77	5,000	50 feet	100 feet
Lot 29	5,006	50 feet	100 feet	Lot 78	5,000	50 feet	100 feet
Lot 30	5,000	50 feet	100 feet	Lot 79	8,456	50 feet	100 feet
Lot 31	5,000	50 feet	100 feet	Lot 80	5,000	50 feet	100 feet
Lot 32	5,000	50 feet	100 feet	Lot 81	5,000	50 feet	100 feet
Lot 33	5,000	50 feet	100 feet	Lot 82	5,000	50 feet	100 feet
Lot 34	5,000	50 feet	100 feet	Lot 83	4,899	50 feet	98 feet
Lot 35	5,000	50 feet	100 feet	Lot 84	5,000	50 feet	100 feet
Lot 36	5,000	50 feet	100 feet	Lot 85	5,000	50 feet	100 feet
Lot 37	5,102	50 feet	110 feet	Lot 86	5,000	50 feet	100 feet
Lot 38	5,835	20* feet	109 feet	Lot 87	5,000	50 feet	100 feet
Lot 39	5,111	50 feet	100 feet	Lot 88	5,134	50 feet	102 feet
Lot 40	8,335	60 feet	94 feet	Lot 89	5,463	50 feet	108 feet
Lot 41	6,353	55 feet	90 feet	Lot 90	5,866	51 feet	115 feet
Lot 42	6,648	Unknown	Unknown	Lot 91	6,365	60 feet	100 feet
Lot 43	4,750	50 feet	95 feet	Lot 92	5,000	50 feet	100 feet
Lot 44	5,614	61 feet	95 feet	Lot 93	5,000	50 feet	100 feet
Lot 45	5,000	50 feet	100 feet	Lot 94	5,000	50 feet	100 feet
Lot 46	6,063	60 feet	100 feet	Lot 95	5,000	50 feet	100 feet
Lot 47	5,988	57 feet	106 feet	Lot 96	5,000	50 feet	100 feet
Lot 48	5,311	61 feet	90 feet	Lot 97	5,000	50 feet	100 feet
Lot 49	4,500	50 feet	90 feet	*Frontage lot width.			

27. The applicant submitted a conceptual landscape plan which includes the installation of street trees within a proposed 8-foot planter along the frontage of internal roads (Exhibit 18). Additional landscape vegetation is proposed to be planted within open space Tracts A, D, F, H, I, J, L and enhanced wetland buffers.
28. A drainage plan and drainage report has been submitted with the application (Exhibit 8). The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2.
29. Staff received several public comment letters/emails (Exhibit 10.0 – 10.70). Those comments related to the probable environmental impacts were addressed in the Environment Review Committee (ERC) Staff report (Exhibit 21) including: Earth/Soils, Wetlands, Stormwater, Groundwater, Plants, Wildlife, Noise, Aesthetics, and Transportation. Findings included in this report affirm those findings discussed in the ERC Staff report and along with non-SEPA concerns raised by public. The non-SEPA concerns raised by Parties of Interest include, but are not limited to the following: subdivision regulation compliance, zoning, permitted uses, density, public notice, construction mitigation/traffic control,

landscaping, retaining walls, school capacity, access, parking, retaining walls, lot standards/dimensions, encroachments, setbacks, utilities, public services, and home sizes.

30. Comments received question the adequacy of public notice, and comment period timelines (Exhibit 10.3, 7, 8, 10, 11, 14, 16, 18, 28, 31, 43). On November 26, 2013 service of the Notice of Application was provided by mailing and a two week comment period was held according to Renton Municipal code (Exhibit 24). Additionally, the notice was posted in at least 3 conspicuous places surrounding the subject site (Exhibit 24). On July 25, 2014 a second service of the Notice of Application/Off Hold Notice was provided by mailing (Exhibit 24) and a second courtesy two week comment period was held. Additionally, the notice was posted in at least 10 conspicuous places surrounding the subject site (Exhibit 24).
31. Additionally, two community meetings, regarding the proposed project, have been held at Tiffany Park Elementary. The first meeting, on February 6, 2014, was organized and facilitated by community members. City staff attended the first meeting as a guest on the agenda and provided information on the public process. The second meeting was organized and facilitated by the City on September 9, 2014. Topics of discussion included a project overview, a description of the public process, and provided information on how to participate in the public process (Exhibit 23).
32. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on September 22, 2014, the Environmental Review Committee issued a Mitigated Determination of Non-Significance (DNS-M) for the Reserve at Tiffany Park Preliminary Plat (Exhibit 22). The DNS-M included 11 mitigation measures. A 14-day appeal period commenced on September 25, 2014 and ended on October 10, 2014. Two timely appeals of the threshold determination were filed by the Tiffany Park Woods Advocacy Group (TPWAG) and Cairncross & Hempelmann on behalf of Henley USA, LLC.
33. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Mitigated Determination of Non-Significance (Exhibit 22):
 1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared by Associated Earth Sciences, Inc., dated September 28, 2012.
 2. The final drainage report shall include a more detailed downstream analysis. Pursuant to KCSWDM 1.2.2.1, a Level 2 downstream analysis for ¼ mile from the project site is required. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised Drainage Report.
 3. The applicant shall be required to retain 30% of the significant trees on site with exclusions for those trees that are considered dead, diseased, or dangerous, trees located within proposed rights-of-way, and trees located within the critical areas and their associated buffers.
 4. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the inspection reports.

5. The applicant shall be required to submit a mitigation plan, prepared by a qualified professional, which will address vermin abatement during project grading and site improvements. The vermin abatement mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. The applicant shall also be required to comply and implement any recommended mitigation according to an approved plan.
6. A minimum 15-foot wide partially sight obscuring landscape buffer along the perimeter of the site shall be provided. The 15-feet would allow for the offset of tree planting, as opposed to a linear tree line, which would create a more natural buffer in keeping with the existing character of the site. Such landscaping or landscape plus fencing shall be, at minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing mature trees are located within this 15 foot buffer should be maintain and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous.
7. The applicant shall install a STOP sign with a stopline in thermoplastic on the southbound approach of Monroe Ave SE to SE 18th St in order to address the sight distance concerns at this intersection prior to Final Plat approval. The final design is subject to final construction permit review prior to construction permit issuance.
8. The applicant shall submit a revised TIA including an analysis of the 124th Place SE and SE 158th St intersection sight distance and recommend appropriate mitigation. The revised TIA shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised TIA.
9. The applicant shall install directional information signage (white letters on green background) at S Puget Drive and 116th Ave SE facing west prior to Final Plat approval. The signs shall read "TIFFANY PARK" with a left arrow and "CASCADE" with a right arrow. The final design is subject to final construction permit review prior to construction permit issuance.
10. An additional CROSSROAD (W2-1 symbol) warning sign with a 15MPH advisory speed shall be installed by the applicant on the southwest directional approach to Beacon Way SE, along the north side of SE 16th St (east of Beacon Way SE). The final design is subject to final construction permit review prior to construction permit issuance.
11. The applicant shall provide a marked crosswalk at the intersection of SE 18th St and Lake Youngs Way SE prior to Final Plat approval. The final design is subject to final construction permit review prior to construction permit issuance.
34. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
35. The proposal requires Preliminary Plat Review. The following table contains project elements intended to comply with Subdivision Regulations, as outlined in RMC 4-7.

PRELIMINARY PLAT REVIEW CRITERIA:
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:

<p>The site is designated Residential Single Family (RSF) and Residential Low Density (RLD) on the Comprehensive Plan Land Use Map. All proposed lots would be located within the RSF land use designation. Therefore RSF land use policies, in addition to transportation and community design policies, have been used to evaluate the proposed project. The proposal is consistent with the following Comprehensive Plan Land Use, Transportation and Community Design Element policies if all conditions of approval are complied with:</p>	
✓	<p>Policy LU-147. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.</p>
✓	<p>Policy LU-148. A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.</p>
✓	<p>Policy T-9. Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.</p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Objective CD-A: The City's unique natural features, including land form, vegetation, lakeshore, river, creeks and streams, and wetlands should be protected and enhanced as opportunities arise.</p> <p><i>Staff Comment: Unique natural features on site include wetlands and large stands of trees. Based on the provided tree inventory, 1,305 trees are located on the subject site. The critical areas on site have a total area of 118,494 square feet (2.72 acres) and would be located in (Tracts B, G, K, & M). The existing tree canopy and wetlands on site contribute to the City's physical and aesthetic character, environment, open space, and wildlife habitat. SEPA mitigation measures and conditions of approval are recommended in order to protect and enhance natural features on site (see additional discussion within the ERC Report/Exhibit 21, under Finding 35.4 Critical Areas and Finding 35.5, Community Assets).</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-1. Integrate development into natural areas by clustering development and/or adjusting site plans to preserve wetlands, steep slopes, and notable stands of trees or other vegetation. Natural features should function as site amenities. Use incentives such as flexible lot size and configuration to encourage preservation and add amenity value.</p> <p><i>Staff Comment: See Objective CD-A discussion above.</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-7. Interpret development standards to support projects incorporating site features such as distinctive stands of trees and natural slopes that can be retained to enhance neighborhood character and preserve property values where possible. Replanting should occur where trees are not retained due to safety concerns. Retention of unique site features should be balanced with the objective of investing in neighborhoods within the overall context of the Vision Statement of this Comprehensive Plan.</p> <p><i>Staff Comment: See Objective CD-A discussion above.</i></p>
✓	<p>Policy CD-16. Project design, including location of access and dimensions of yards and setbacks, should address privacy and quality of life on existing improved portions of sites. Rear and side yard setbacks should be maintained and not reduced to facilitate increased density.</p>
✓	<p>Policy CD-19. Land should be subdivided into blocks sized so that walking distances are minimized and convenient routes between destination points are available.</p>

✓	<p>Policy CD-22. During land division, all lots should front streets or parks. Discourage single tier lots with rear yards backing onto a street. Where a single-tier plat is the only viable alternative due to land configuration, significant environmental constraints, or location on a principal arterial, additional design features such as a larger setbacks, additional landscaping, or review of fencing should be required.</p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-42. Site design should address the effects of light, glare, noise, vegetation removal, and traffic in residential areas. Overall development densities may be reduced within the allowed density range to mitigate potential adverse impacts.</p> <p><i>Staff Comment: See Objective CD-A discussion above.</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-44. Development should be designed (e.g. site layout, building orientation, setbacks, landscape areas and open space, parking, and outdoor activity areas) to result in a high quality development as a primary goal, rather than to maximize density as a first consideration.</p> <p><i>Staff Comment: See Objective CD-A discussion above. Additionally, the applicant is proposing total of 1.26 acres of passive and active open space, in addition to critical areas on site, to be set aside for the open space needs of the subdivision which also serves to meet the intent of this policy.</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-45. Interpret development standards to support new plats and infill project designs that address privacy and quality of life for existing residents.</p> <p><i>Staff Comment: The site is entirely surrounded by existing single family residences with an average lot size of approximately 8,600 square feet. The surrounding platting pattern is in-keeping with the development standards of the less intense R-4 zoning classification (RMC 4-2-110A). Staff received several comments related to the compatibility of the relative intensity of the proposed subdivision (Exhibit 10). SEPA mitigation measures and conditions of approval are recommended in order to address privacy and quality of life for existing residents as well as addressing conflicts between old and new development patterns(see additional discussions in ERC Staff Report/Exhibit 21 under Finding 35.4, Critical Areas and Finding 35.5, Community Assets).</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-47. New plats proposed at higher densities than adjacent neighborhood developments may be modified within the allowed density range to reduce conflicts between old and new development patterns. However, strict adherence to older standards is not required.</p> <p><i>Staff Comment: See Policy CD-45 discussion above.</i></p>
Compliant if Mitigation Measures and Conditions of Approval are Met	<p>Policy CD-50. Support site plans that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support ground-related orientation, coordinated structural design, and private yards or substantial common space areas.</p> <p><i>Staff Comment: See Policy CD-45 discussion above.</i></p>
Compliant if Mitigation Measures and Conditions of	<p>Policy CD-55. Landscape buffers, additional setbacks, reduced height, and screening devices such as berms and fencing should be employed to reduce impacts (e.g. visual, noise, odor, light) on adjacent, less intensive uses.</p>

Approval are Met	<u>Staff Comment:</u> See Policy CD-45 discussion above.
2. COMPLIANCE WITH THE UNDERLYING ZONING CLASSIFICATION:	
The subject site is classified Residential-8 du/ac (R-8) and Residential-4 du/ac (R4) on the City of Renton Zoning Map. All proposed lots would be located within the R-8 zoning classification. Therefore R-8 development standards, pursuant to RMC 4-2-110A, have been used to evaluate the proposed project. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. Except that the maximum shall be 6 dwelling units per net acre when alleys are considered practical, as specified in RMC 4-7-150.E.5, and are not part of the street configuration.</p> <p><u>Staff Comment:</u> The subject site has a gross square footage of 943,331 square feet (21.66 acres). After subtracting 180,646 square feet for proposed right-of-way dedications; 7,650 square feet for access easements; and 13,291 square feet for critical areas; the net square footage of the site would be 741,744 square feet (17.03 net acres). A 97 lot proposal would arrive at a net density of 5.70 dwelling units per acre (97 lots / 17.03 acres = 5.70 du/ac) which falls within the density range for the R-8 zone without the use of alleys within the street configuration.</p>
Compliant if Condition of Approval is Met	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 4,500 square feet in area for parcels being subdivided that are larger than one acre. A minimum lot width of 50 feet is required for interior lots and 60 feet for corner lots. Lot depth is required to be a minimum of 65 feet.</p> <p><u>Staff Comment:</u> As demonstrated in the table above (Finding 26), most lots meet the requirements for minimum lot size, depth, and width as outlined in RMC 4-2-110A. However, RMC 4-11-120 defines lot width as the average distance between the side lines connecting front and rear lot lines. It is unclear if proposed Lot 19 meets the lot width requirement of the zone. Therefore staff recommends as a condition of approval the applicant be required to demonstrate compliance with the minimum 50-foot lot width requirement for all lots with less than 50 feet at the foremost points (where the side lot lines intersect with the street right-of-way line) pursuant to RMC 4-11-120. The average distance between the side lines connecting front and rear lot lines shall be submitted to the Current Planning Project Manager prior to construction permit approval.</p> <p>See additional comments under Finding 35.6, Residential Lots.</p>
Compliance not yet determined	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 15 feet for the primary structure and 20 feet for an attached garage; interior side yard is 5 feet; side yard along a street is 15 feet for the primary structure and 20 feet for an attached garage; and the rear yard is 20 feet.</p> <p><u>Staff Comment:</u> The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review.</p>
Compliance not yet determined	<p>Building Standards: Building height is restricted to 30 feet and 2-stories. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 55 percent.</p>

	<p><i>Staff Comment: The building standards for the proposed lots would be verified at the time of building permit review.</i></p>
Compliant if Conditions of Approval are Met	<p>Landscaping: Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development</p> <p><i>Staff Comment: The applicant has provided a conceptual landscape plan as part of the Preliminary Plat application (Exhibit 18). As proposed the conceptual landscape plan does not comply with the 10-foot wide on-site landscape requirement for each individual lot. Additionally, the ERC issued a SEPA mitigation measure requiring an increase in the vegetated buffer width to 15-feet surrounding the subject site (Exhibits 22). The ERC also issued a mitigation measure requiring 30% of the trees on site be retained. The applicant submitted a revised tree retention plan (Exhibit 11) depicting the retention of 30% of the trees on site. However, it is unclear how the proposed landscape plan would complement the revised tree retention plan.</i></p> <p>Finally, the proposal includes several rockeries and retaining (lock and load) walls ranging from 4-21 feet throughout the site. Special consideration for the placement of landscaping should be given to those walls which can be seen by the public (proposed Lots 40, 41, 46, 47, 80, 82) and abutting proposed active open spaces (proposed Lots 83-90, 93, 94) (see Fences and Hedges discussion below). Compliance with the 15-foot vegetated perimeter would likely satisfy screening of proposed walls that can be viewed by the public on the exterior of the site.</p> <p>Therefore staff recommends, as a condition of approval, the applicant be required to submit a revised landscape plan, depicting the following: a 10-foot wide on-site landscape strip for all lots and a 15-foot wide vegetated buffer surrounding the subject site with spacing consideration given to those trees being retained to meet the 30% tree retention requirement. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development. Please note the landscape plan would need to ensure the accommodation of curb cuts and pedestrian connections.</p> <p>Finally, pursuant to RMC 4-6-060 curb bulb-outs are required where on-street parking is located. Therefore staff recommends, as a condition of approval, the applicant shall be required to submit a revised plat plan and landscaping plan depicting curb bulb-outs where on-street parking is located. The revised plat and landscaping plans shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.</p>
Compliant if Conditions of Approval are Met	<p>Fences and Hedges: Pursuant to RMC 4-4-040 walls are allowed to be a maximum of 48 inches within the required front yard or side yard along street for individual lots. Walls not within required front yards or side yards along a street may be a maximum of 72-inches in height.</p> <p><i>Staff Comment: Comments received by parties of interest raised concerns regarding the height of proposed retaining walls (Exhibit 10.7, 10). The applicant is proposing the use of rockeries and "lock and load" retaining walls throughout the site ranging in height from 4-21 feet of which most walls exceed the height limit noted in RMC 4-4-040. Therefore staff recommends, as a condition of approval, the applicant be required to limit all retaining walls</i></p>

	<p>to a height of no more 6 feet unless located within a required front yard setback then the wall(s) would be limited to a height of 4 feet. Wall elevations shall be required to be submitted to, and approved by, the Current Planning Project Manager and Development Engineering Plan Reviewer prior to construction permit approval.</p> <p>Alternatively, staff would be supportive of the applicant utilizing terracing (the forming of hillside into a number of level flat areas (terraces) between retaining walls) in order to increase the height of a wall system when the maximum height of a single retaining wall is insufficient. The following standards shall apply to terraced slopes:</p> <ul style="list-style-type: none"> i. Terrace Width: No portion of a retaining wall shall be construed to contribute to the width of a terrace. The width of any terrace shall be equal to the height of the tallest abutting retaining wall; however, the minimum terrace width shall be two feet (2') and the maximum required width shall be five feet (5'). Terrace width shall be measured from the back edge of a lower retaining wall to the foremost edge of the immediately succeeding and higher retaining wall. ii. Terrace Landscaping: Terraces created between retaining walls shall be permanently landscaped with a mixture of shrubs and groundcover (trees are optional) in conformance with the standards of RMC 4-4-070.F, Landscaping. Landscaping provided in front of retaining walls and within terraces shall contribute to any landscaping required by RMC 4-4-070.F. <p>A revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.</p>
<p>Compliant if Condition of Approval is Met</p>	<p>Parking and Loading: Pursuant to RMC 4-4-080 each unit is required to accommodate off street parking for a minimum of two vehicles. The maximum width of single loaded garage driveways shall not exceed 9 feet and double loaded garage driveways shall not exceed 16 feet.</p> <p><u>Staff Comment:</u> Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles.</p> <p>Pursuant to RMC 4-4-080.I.7 shared driveways are encouraged when feasible and appropriate as they reduce the number of curb cuts along individual streets and improve safety and reduce congestion while providing for additional on-street parking opportunities. There appears to be opportunities to provide shared access to proposed Lots 11, 78, and 81 via abutting shared driveway access easements currently proposed. While the staff report includes recommendations for revisions to shared access easements and associated lots (see discussion under Finding 35.6, Residential Lots) the reduction of curb cuts along individual streets should be maintained. Therefore staff recommends the applicant eliminate individual access directly from internal public streets for those lots abutting private streets and/or shared driveway access easements. Said lots shall be required to take access from the abutting private street and/or access easement and shall not exceed access thresholds pursuant to RMC 4-6-060.J and K. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. Furthermore, the access restriction for such lots is required to be noted on the face of the Final Plat prior to recording.</p> <p>Compliance with individual driveway requirements would be reviewed at the time of building permit review.</p>
<p>3. DESIGN STANDARDS: RMC 4-2-115 provides residential and open space standards for development within</p>	

the R-8 zoning classification. The proposal is consistent with the following design standards if all conditions of approval are complied with:

**Not
Compliant**

Lot Configuration: One of the Following is required:

Lot width variation of 10 feet minimum of one per four abutting street fronting lots, or

Minimum of four lot sizes (minimum of 400 gross square feet size difference), or

A front yard setback variation of at least five feet minimum for at least every four abutting street fronting lots.

Staff Comment: The proposal does not include variation in the lot sizes or width that would meet the first two criteria. The applicant will be required to provide a front yard setback variation of at least five feet for at least every four abutting street fronting lots. Alternatively, the plat could be revised to provide a lot width variation of 10 feet for one per four abutting street fronting lots or minimum of four lot sizes (minimum of 400 gross square feet size difference).

4. CRITICAL AREAS: The proposal is consistent with critical area regulations as stated in RMC 4-3-050 if all conditions of approval are met:

**Compliant if
Conditions of
Approval are
Met**

Staff Comment: Due to the presence of critical areas the applicant completed a Wetland Determination, prepared by C. Gary Schulz, Inc., dated October 30, 2013. The applicant submitted a revised Wetland Determination in response to revisions to the plat including the use of a drainage vault, instead of a drainage detention pond, and the inclusion of a vegetated buffer along portions of the site perimeter, dated February 28, 2014. The revised Wetland Determination replaced the original wetland determination. Both reports identified four wetlands on the subject site (Wetlands A-D).

Based on public comments received (Exhibit 10.6, 10-12, 16, 17, 22, 25, 32, 38, 39, 40, 42, 43, 47, 58, 63, 65), staff required an evaluation by an independent qualified professional regarding the applicant's wetland analysis and the effectiveness of any proposed mitigating measures. On April 3, 2014 an independent secondary wetland review was provided to the City by Otak (Exhibit 14). The memo outlined several requests for information before the secondary review could be completed, including: reflagging, additional survey information, associated changes to the mitigation plan, and the inclusion of temporary impacts. On May 7, 2014 a meeting was held on site, attended by representatives of the City, the project applicant (Henley USA), the project contact (Barghausen), the applicant's wetland specialists (Gary Schulz and Soundview Consultants), and Otak (the City's wetland consultant).

Following the completion of recommendations in the Otak memo (Exhibit 14) and the meeting held on site, the applicant submitted a Revised Wetland Determination and Response on June 3, 2014 (Exhibit 5). The Revised Wetland Determination identified a 5th wetland (Wetland E) and addressed those concerns raised by Otak in their memo, dated April 3, 2014.

On July 9, 2014 a supplemental independent secondary wetland review, of the Revised Wetland Determination, was provided to the City by Otak (Exhibit 15). The memo generally outlined concurrence with the June 3, 2014 Revised Wetland Determination. The revised wetland buffer averaging proposal for Wetlands A, B, C, and D were generally supported (additional comments below) as was the identification and support of a needed Critical Area Exemption for Wetland E (see additional comments below).

Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Revised Wetland Determination and Response Letter (dated June 3, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.

The critical areas on site have a total area of 118,494 square feet (2.72 acres) and would be

located in (Tracts B, G, K, & M). The applicant is proposing to increase wetland buffers which would result in a total native open space used to preserve native forest habitat of approximately 175,199 square feet (4.02 acres).

Tiffany Park Wetland Characteristics

Wetland	Size	Category	Buffer	Proposed Impact to Buffer
A	3,326 SF	2	50	2,825 SF (Temporary) 3,740 SF (Averaged w/ 35,583 SF of additional buffer)
B	505 SF	3	25	2,644 SF (Averaged w/ 11,890 SF of additional buffer for the Wetland B/C complex)
C	5,349 SF	2	50	See wetland B comments above.
D	3,381 SF	2	50	1,203 (Temporary) 1,627 SF (Averaged w/ 2,589 SF of additional buffer)
E	665 SF	3	25	14 SF (Permanent)

Wetland A: Wetland A is a 3,326 square foot wetland located on the north side of the subject property. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland B: Wetland B is a small 505 square foot wetland located on the south side of the subject property. It is likely this wetland has groundwater influence and seasonal surface water flows from surrounding upland. The report states the wetland is predominately vegetated with shrubs and is classified as a Category 3 wetland. According to RMC 4-3-050 Category 3 wetlands have a standard buffer of 25 feet.

Wetland C: Wetland C is a 5,349 square foot wetland located just east of Wetland B and is the largest wetland on site. Wetland C is forested and has a dense shrub cover. It is likely this wetland is also supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland D: Wetland D is a small 3,381 square foot wetland located adjacent to the Mercer Island pipeline. Wetland D has a dense shrub cover. It is likely this wetland is also supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland E: Wetland E is a small 665 square foot wetland located adjacent to SE 18th St. Wetland E has sparse shrub cover. It is also likely this wetland is supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 3 wetland. According

to RMC 4-3-050 Category 3 wetlands have a standard buffer of 25 feet.

Wetland Buffer Averaging:

The applicant has proposed buffer averaging for Wetlands A, C, and D. It should be noted Wetland B is located within the 50-foot buffer of Wetland C and as a result the proposed buffer averaging is combined to compensate for buffer reduction. Overall the applicant is proposing wetland buffer reductions in the amount of approximately 8,000 square feet to be mitigated with buffer additions in the amount of approximately 48,000 square feet. Pursuant to RMC, buffer width averaging may be allowed by the reviewing official only where the applicant demonstrates all of the following:

- i. That the wetland contains variations in ecological sensitivity or there are existing physical improvements in or near the wetland and buffer; and
- ii. That width averaging will not adversely impact the wetland function and values; and
- iii. That the total area contained within the wetland buffer after averaging is no less than that contained within the required standard buffer prior to averaging; and
- iv. In no instance shall the buffer width be reduced by more than 50% of the standard buffer or be less than 25 feet wide.

The applicant's Revised Wetland Determination, generally concurred by the Otak Supplemental Independent Secondary Review, concluded the wetland buffers proposed for buffer reduction through averaging would have the physical characteristics that can protect water quality and wetland hydrologic functions including flood storage (Exhibits 5 and 15 respectively). The buffer averaging plan provides additional buffer area at ratios that range from 1.6:1.0 to 9.5:1.0. Wetlands A, B, C, and D would have buffer areas significantly greater following the buffer averaging proposal. The factors that can increase or provide sediment and pollutant removal the report states would remain in the reduced buffer areas. The subject wetlands would be preserved and have the opportunity to improve water quality and reduce flooding and erosion with the additional of buffer area. Additionally, the requested buffer reductions are no greater than 50% of the standard buffer widths, with a majority of the buffer reductions at approximately 36%. Finally, none of the standard 50-foot buffers would be reduced to the minimum buffer setback of 25 feet.

Staff has reviewed the revised wetland buffer averaging proposal for Wetlands A, B, C, and D, and agrees that the proposal meets all requirements in RMC 4-3-M.6.f. However, as indicated in the Supplemental Independent Secondary Review (Exhibit 15), there does not appear to be buffer adjustments on the north and east sides of Wetlands B and C to take into account the "lock & load walls" proposed. It appears that portions of the walls may fall within the proposed final buffer edges. Therefore, staff recommends that the applicant revise the proposed mitigation plan to depict all retaining walls on site, including lock & load walls on the north and east sides of Wetlands B and C. The applicant shall also identify if proposed walls are anticipated to impact critical area buffers and provide appropriate mitigation for such impacts. A Final Mitigation Plan, pursuant to RMC 4-8-120.W, shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. If all conditions of Preliminary Plat approval are met the buffer averaging proposal is expected to provide better conditions than what existed prior to construction.

Temporary Wetland Buffer Impacts:

As a part of the project's construction temporary wetland impacts are anticipated. These

impacts would result in 3,393 square feet of impacted area.

There are two locations on the project site where temporary buffer impacts could occur during lot and roadway construction activities. The larger area is along the north boundary of proposed Lots 1 through 6. Due to the topography in this area, excavation is proposed in order to create building pads for residential lots. The estimated area of buffer disturbance is anticipated to be 2,825 square feet with portions of the disturbance not located within the code required 50-foot buffer but within the proposed additional buffer being provided as part of the buffer averaging proposal.

The second location of potential temporary buffer impact is proposed for a retaining wall adjacent to the buffer of Wetland D. The impact area shown is about 8 feet wide and 150 feet in length. The area for this temporary impact is 1,203 square feet with approximately ½ of the area not located within the code required 50-foot buffer and is located within the proposed enhanced buffer. The applicant is proposing mitigation for temporary impacts to buffers with restoration including new tree and shrub plantings designed to replace site-specific plant community habitat.

Staff has reviewed the proposed temporary wetland buffer impacts, along with the Supplemental Independent Secondary Review (Exhibit 15) and has determined that the Revised Wetland Determination report (Exhibit 5) sufficiently discusses and shows temporary impacts to wetland buffers. Staff is recommending as a condition of approval, that temporary buffer impacts consisting of minor intrusions or disturbance from construction activities be restored with appropriate grading, soil amendments, and the planting of native species to the satisfaction of the Current Planning Project Manager. The revised mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. If all conditions of Preliminary Plat approval are met the proposal is expected to bring the temporarily impacted areas to similar or better conditions than what existed prior to construction.

Critical Area Exemption:

The revised Wetland Determination report (Exhibit 5) discusses a permanent buffer impact to Wetland E. The proposal would require the extension of SE 18th St. The City's Complete Street Standards (RMC 4-6-060) would require the extension to be 1.5 feet wider than the existing right-of-way. In order to construct the new portion of SE 18th St to current standards a very minor portion of Wetland E buffer would be impacted. The impact totals 14 square feet of new buffer impact and results in a wetland buffer width of less than 25 feet. Wetland E's standard 25-foot buffer has been impacted (cleared, graded, and paved) from the past construction of SE 18th St and the adjacent sidewalk. Existing buffer impact is estimated to be approximately 219 square feet.

The Renton Municipal Code has an exemption allowance for extensions of a public street to impact wetland buffers. The project would fall under the Specific Exemptions—Critical Areas and Buffers, which states "the construction of new trails, streets, roads, rights-of-way and associated appurtenances, facilities and utilities where no alteration or additional fill materials will be placed other than the minimum alteration and/or fill needed..." (RMC 4-3-050C.5.e.ii).

While staff received several comments requesting the denial of the requested exemption (Exhibit 10.25, 27, 32, 34-37, 43, 65, 66) the proposed area of new impact to the Wetland E buffer is very small, and is necessary for construction of the SE 18th St extension. Full street improvements, along SE 18th St would assist in providing much needed pedestrian connectivity. The provided Wetland Determination does not outline specific mitigation to compensate for permanent impacts to the Wetland E. Therefore, staff is recommending

approval of the requested Critical Area Exemption if the following condition of approval is met pursuant to RMC 4-3-050.M.9: The applicant shall provide creation of additional wetland buffer, associated with Wetland 'E', in order to offset the impacts resulting from the requested exemption. Enhancement in conjunction with creation may be allowed in order to offset the impacts. Specifically, the applicant is encouraged to provide enhancement to the Wetland 'E' buffer immediately abutting SE 18th St. A revised mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

Finally, staff recommends the applicant also be required to establish a Native Growth Protection Easement over those parts of the site encompassing wetlands and their associated buffers and place fencing and signage along the outer buffer edge prior to Final Plat approval.

Aquifer Protection Area: The subject site is located in Zone 2 of the Aquifer Protection Area. The purpose of the Aquifer Protection regulations (RMC4-3-050) is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. RMC 4-3-050 outlines prohibited activities with the Zone 2 of the Aquifer Protection Area. The proposed single family residential use is not prohibited and is therefore not anticipated to degrade the groundwater quality, if the proposal complies with all water quality requirements listed in the 2009 KCSWDM as amended by the City of Renton. Additionally, soils are not anticipated to be brought into the site and the project proposes to provide a closed detention facility (underground vault and closed conveyance system) therefore liners to open water drainage facilities would not be required. If soils are proposed to be imported to the site staff recommends, as a condition of approval, the applicant shall be required to submit a fill source statement to the City to ensure only clean fill is imported prior to construction.

Critical Habitat: As a result of comments received by the public, the City asked the applicant to investigate the presence of regulated fish and wildlife habitat on the subject site (Exhibit 10.1, 8, 11, 12, 13, 18, 20, 21, 22, 28, 29, 35, 37, 40, 49, 50, 58, 64). The applicant submitted a Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, dated January 16, 2014 (Exhibit 6). The assessment was later supplemented by two Technical Memorandums, also prepared by Soundview Consultants, dated February 11, 2014 (Exhibit 16) and June 12, 2014 (Exhibit 17) respectively. The supplements were provided in order to take into consideration revisions made to the proposal and the identification of Wetland E.

Several potentially regulated fish and wildlife habitats and priority species are identified in the vicinity of the project according the list generated by the Washington Department of Fish and Wildlife' (Priority Habitats and Species list). This study identified that no state or federally listed species were identified or known to use the site and/or are located on or near the site. Pursuant to the provided report there is no "critical habitat" as defined by Renton Municipal Code located on or near the subject site.

Priority species potentially impacted by onsite project actions include the pileated woodpecker and Townsend bats. Evidence of woodpecker presence was observed in standing snags in and around onsite wetlands; however, no pileated woodpeckers were observed by Soundview Consultants. The report states the forage signs were inconclusive for Pileated woodpecker presence. However, pictures were provided by a party of interest of a pileated woodpecker on site (Exhibit 10.64). The provided report notes that preservation of wetlands will provide protection of these habitat features (pileated woodpecker and Townsend bats) should they actually be present on site. Additionally, the proposed tree preservation plan and compliance with the SEPA mitigation measure for a minimum 15-foot

buffer along the perimeter of the site (Exhibit 22) is expected to provide additional habitat availability for these species. Offsite priority aquatic species associated with the Cedar River in water habitat are not anticipated to be impacted if the proposal complies with stormwater requirements as listed above.

While the above conclusions may be true, the site still provides habitat for many non-state or federally listed species. Noted in the projects SEPA check list, and comments from parties of interest, several birds and mammals utilize the site (songbirds, hawks, small rodents, raccoons, deer, crows, and other woodpeckers).

The removal of a large portion of the trees would impact existing habitat for common local wildlife. However, 5.28 acres (approximately 24.4% of the site) would remain in a vegetative state providing a sanctuary for the animals that reside in the area. Additionally, this area would increase with the compliance of issued SEPA mitigation measures (Exhibit 22). The ERC determined that the subject development would result in probable significant adverse impact to wildlife (Exhibit 21). In order to preserve and protect the wetland and associated buffers the applicant would be required, to establish a Native Growth Protection Easement over the portions of the site encompassing wetlands and buffer area (see Wetland discussion above).

Additionally, requirements have been recommended for permanent fencing of the native growth protection areas which would eliminate human or domesticated animal intrusion.

Public comments received also focused on vermin – mice, rats, ground squirrels, etc. – proliferation when grading begins. A SEPA mitigation measure was issued requiring a mitigation plan, prepared by a qualified professional, which will address vermin abatement during project grading and site improvements (Exhibit 22).

5. COMMUNITY ASSETS: Including analysis pursuant, but not limited, to RMC 4-7-190. The proposal is consistent with the following community asset requirements if all condition of approval are complied with:

**Compliant if
Conditions of
Approval are
Met**

Tree Retention: RMC 4-4-130 states thirty percent of the trees shall be retained in a residential development.

Staff Comment: The site is currently forested with mixed canopy dominated by Douglas fir, western hemlock, red cedar, big leaf maple, red alder, and black cottonwood. The site's understory is dominated by salmonberry, vine maple, western hazelnut, snowberry, red elderberry, red huckleberry, and Indian plum. The existing groundcover includes swordfern, bracken fern, trailing blackberry, salal, Oregon grape, and bleeding heart.

The applicant provided a Tree Protection Plan/Arborist Report, completed by Washington Forestry Consultants, Inc., dated November 13, 2013. The plan/report was later supplemented by a revised Tree Protection Plan/Arborist Report, also prepared by Washington Forestry Consultants, Inc., dated June 6, 2014 (Exhibit 4). The revised report was completed in order to take into consideration revisions made to the plat layout, change to a detention vault, and identification of an additional wetland.

Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Tree Protection Plan/Arborist Report (dated June 3, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.

Based on the provided tree inventory, 1,305 trees are located on the subject site. There are 72 trees located in critical areas and associated buffers; 354 trees were identified as dead, diseased, or dangerous; and 253 trees would be located within proposed rights-of-way and access easements. This results in the exclusion of 679 trees from retention calculations. As such, 626 trees were utilized to calculate retention requirements of 30% of the significant

trees located on the site. Therefore, the applicant would be required to retain at least 188 trees on site. The provided Tree Retention Plan depicts the retention of 147 trees outside of the critical areas and their associated buffers and a landscape plan depicting 246 replacement trees in order to meet tree retention requirements (Exhibit 3).

Pursuant to RMC 4-4-130 trees are required to be maintained to the maximum extent feasible on the property where they are growing. Modification of the tree retention and land clearing plan, or the associated land development permits, may be required to ensure the retention of the maximum number of trees. The existing tree canopy contributes to the City's physical and aesthetic character, environment, open space, and wildlife habitat. Therefore the proposed development should result in minimal adverse disturbance to existing vegetation while at the same time recognizing the realization of a reasonable enjoyment of the property may require the removal of certain trees and ground cover.

The ERC issued a SEPA mitigation measure (Exhibit 22) requiring the applicant to retain 30% of the significant trees on site with exclusions for those trees that are considered dead, diseased, or dangerous, trees located within proposed rights-of-way, and trees located within the critical areas and their associated buffers which are required to be maintained.

On August 20, 2014 the project was placed on hold pending receipt of a revised Arborist Report and Tree Retention Plan which included the retention of at least 30% of significant trees on site. This on-hold was done in order to ensure that a revised tree retention plan would not significantly alter the plat proposal. The applicant submitted an Alternative Tree Cutting and Land Clearing Plan, completed by Washington Forestry Consultants, Inc., dated August 27, 2014 demonstrating compliance with the 30% tree retention requirement with the loss of one lot (Exhibit 11).

The applicant's alternate tree retention plan depicts the retention of 181 trees outside of the critical areas and their associated buffers. In lieu of replacement trees, 7 trees that are at least 6 inches DBH are proposed to be transplanted from the buildable area into a tree tract which could satisfy the 30% tree retention requirement if no changes are required to be made as part of the final construction permit approval.

Staff is supportive of the method used for inventory and generally agrees with the assumptions made in the arborist report. However, it does not appear the tree retention plan takes into consideration grading needed to support proposed retaining walls along Lots 1-6, 14-22, 30-34. Therefore, staff is recommending the applicant provide a final Tree Retention Plan, complying with the 30% tree retention mitigation measure while demonstrating proposed retaining walls would not impact trees proposed for retention. The Final Tree Retention Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

Finally, both the Tree Protection Report and the Alternative Tree Protection Report (Exhibits 4 and 12 respectively) include specific recommendations for inspection of retained trees after initial clearing, final grading, and annually for two years by a qualified professional forester to identify those retained trees that develop problems due to changing site conditions and prescribe mitigation. A SEPA mitigation measure was issued requiring the applicant to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually thereafter for two years by a qualified professional forester (Exhibit 22).

6. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

<p>Compliant if Conditions of Approval are Met</p>	<p>Compatibility With Existing Land Use and Plan: No plan for the replatting, subdivision, or dedication of any areas shall be approved by the Hearing Examiner unless the proposal meets those requirements listed in RMC 4-7-120.</p> <p><u>Staff Comment:</u> The proposal complies with the general requirements set forth in RMC 4-7-120 of all conditions of approval are met. If a subdivision is located in the area of an officially designated trail, provisions and required to be made for reservation of the right-of-way or for easements to the City for trail purposes. According to the Renton Trails and Bikeways Map (Exhibit 20) a pedestrian trail is designated within the Seattle Pipeline abutting the site. The applicant would be required to obtain right-of-way or an access easement across the pipeline for secondary access via 124th Place SE (see Finding 35.6, Streets). In addition, the applicant would be required to provide a safe crossing for the designated trail across the extension of 124th Place SE. Therefore, staff recommends the applicant submit a revised plat plan depicting a safe pedestrian crossing, across the 124th Place SE extension, for the Seattle Waterline Pedestrian Trail. The revised plat plan shall be submitted to, and approved by the Current Planning Project Manager, Community Services Department, and the Transportation Department prior to construction permit approval.</p>
<p>Compliant if Conditions of Approval are Met</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> Staff received comments from interested parties with respect to Traffic specifically related to the need for additional analysis, trip generation, lack of public transit, level of service, sight distance, the Edmonds Avenue SE/SE 16th Street-Edmonds Way SE intersection, the use of speed bumps for traffic calming, stop signs, and traffic impact fees (Exhibit 10.1, 2, 4-8, 10, 11, 15, 18, 21, 22, 25-30, 34-37, 39, 42, 44, 47-79, 51, 52, 54-57, 62, 63, 66).</p> <p>The primary neighborhood streets which would serve project traffic include 116th Avenue SE, 126th Avenue SE, SE 168th Street, SE Petrovitsky Road, S Puget Drive, and 108th Avenue SE-Benson Road S. The project site is currently served by King County Metro Route 148 with Routes 102 and 155 also operating within the vicinity of the subject site. The nearest transit stop for Route 148 is located on Lake Youngs Drive SE and 123rd Ave SE.</p> <p>The applicant submitted a Traffic Impact Analysis (TIA) prepared by TranspoGroup, dated November, 2013 as part of the original submittal. Based on public comments received, staff required an evaluation by an independent qualified professional regarding the applicant's transportation analysis and the effectiveness of any proposed mitigating measures. Before the independent review could be completed the City received a public comment petition identifying a key intersection not included in the original analysis (Exhibit 10.4). As a result of this comment, the applicant revised the Transportation Report to include analysis of the Edmonds Avenue SE/SE 16th Street-Edmonds Way SE intersection dated April 23, 2014 in addition to a vehicle speed report and traffic volume counts. The applicant submitted a revised Traffic Impact Analysis (TIA) prepared by TranspoGroup, dated April 23, 2014 (Exhibit 9).</p> <p>Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Traffic Impact Analysis (dated April 23, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.</p> <p>On May 16, 2014 the independent secondary transportation review was provided to the City by Perteet (Exhibit 13). Applicable comments from the independent reviewer are provided below for each Transportation subject.</p> <p><u>Level of Service:</u> The applicable Traffic report states that the proposed development would</p>

generate 1,030 trips average weekday vehicle trips including 78 weekday peak hour AM trips and 103 weekday peak hour PM trips (Exhibit 9). The report also analyzed the level of service at the following intersections:

1. Benson Drive S/S Puget Drive
2. Benson Road S/S Puget Drive
3. Royal Hills Drive SE/S Puget Drive
4. 116th Avenue SE/SE 160th Street
5. 116th Avenue SE/SE 168th Street
6. 116th Avenue SE/SE Petrovitsky Road
7. Lake Youngs Way SE/SE 18th Street
8. Kirkland Avenue SE/Lake Youngs Way SE
9. Kirkland Avenue SE/SE 158th Street
10. 126th Avenue SE/SE 160th Street
11. 126th Avenue SE/SE 168th Street
12. 124th Place SE/SE 158th Street
13. Edmonds Avenue SE/SE 16th Street-Edmonds Way SE

Analysis of future conditions addresses cumulative impacts of the proposed project and traffic growth in the study area. All but two study intersections were conducted in late June 2013. While the traffic study was completed during school break, school traffic generated by Tiffany Park Elementary School was added to count volumes based on the current student enrollment of the school and average trip rates. Traffic volumes at the Royal Hills Drive SE/S Puget Drive and Edmonds Avenue SE/SE 16th Street-Edmonds Way SE intersections were collected in April 2014 when public schools were in session.

Existing and future without-project LOS and delays were calculated at study intersections. The traffic study states that these intersections will continue to operate at an acceptable level of service. All study intersections operate at LOS D or better during both the AM and PM peak hours for existing conditions. With growth in traffic volumes by 2018, all study intersections would continue to operate at LOS D or better for both AM and PM peak hours. The one exception being Benson Drive S/S Puget Drive intersection which changes from LOS D under existing conditions to LOS E under 2018 traffic volumes for the AM peak hour.

In 2018, the intersection of Benson Drive S/S Puget Drive is estimated to operate at LOS E during the AM peak hour with- or without- project conditions. The addition of AM peak hour project traffic would add approximately five seconds of average delay to this intersection. The remaining study intersections would operate at LOS D or better with or without project traffic during both weekday peak hours. Given LOS D would be maintained with or without the project additional mitigation is unnecessary for level of service delays. Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,430.72 per new single-family home and will increase January 1, 2015 to \$2,143.70. Currently the fee is estimated at approximately \$139,000 and would increase to \$208,000 on January 1, 2015. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Sight Distance: Sight distance triangles were evaluated at three intersection locations associated with the project site accesses. Major and minor streets are shown for each location. Further discussion of sight-distance at the Edmonds Avenue SE/SE 16th Street-Edmonds Way SE was also analyzed.

1. Lake Youngs Way SE/SE 18th St
2. Monroe Ave SE/SE 18th St
3. 124th Place SE/SE 158th St

The provided Transportation Study notes field measurements at each of the three locations above show sight distances in excess of 200 feet with the exception of SE 18th St east of Monroe Ave SE. Currently, Monroe Ave SE/SE 18th Street is uncontrolled and does not have any marked channelization. Limited sight distance exists today for southbound motorists on Monroe Ave SE approaching SE 18th St due to the roadway geometrics and existing obstructions (fence and on-street vehicle parking). This limitation could create a potential traffic safety impact with increases in traffic on SE 18th St attributable to the proposed project. Sight distance to the east of Monroe Ave SE is limited by an existing fence along the north side of SE 18th St as well as legal on-street parking on the north side of SE 18th St east of Monroe Ave SE. The report notes traffic safety impacts for southbound motorists on Monroe Ave SE approaching SE 18th St could be mitigated by installing a stop sign and stop bar on Monroe Avenue SE at the intersection and/or restricting on-street parking along the north side of SE 18th St east of Monroe Ave SE to prevent vehicles from obstructing available sight distance.

Staff received several concerns regarding the potential elimination of parking along SE 18th St and requested the City not require the elimination of the parking stalls (Exhibit 10.1, 6, 7, 26, 28, 35, 37, 44). After review, including the independent secondary traffic review completed by Perteet (Exhibit 13,) the ERC determined that a STOP sign with a stopline in thermoplastic placed on the southbound approach of Monroe Ave NE would address the sight distance concerns at this intersection, subject to final construction permit review. The elimination of parking along SE 18th St could also reduce the likelihood of collision but would not be necessary. A SEPA mitigation measure was issued requiring the applicant install a STOP sign with a stopline in thermoplastic placed on the southbound approach of Monroe Ave SE to address the sight distance concerns at this intersection (Exhibit 22).

Also included in the Independent Secondary Review (Exhibit 13) was a recommendation for sight distance analysis at the 124th Place SE and SE 158th St intersection. The report identifies this intersection as a possible sight distance concern. Given the provided TIA does not include an analysis of the sight distance at this intersection a SEPA mitigation measure was issued requiring the applicant submit a revised TIA including an analysis of the 124th Place SE and SE 158th St intersection sight distance and recommend appropriate mitigation if needed (Exhibit 22).

Finally, the provided TIA included a review of potential safety-related impacts was conducted at the Edmonds Ave SE/SE 16th St-Edmonds Way SE intersection. In addition to the collision history at this intersection, this included a review of sight distance for motorists on the minor streets approaching Edmonds Ave SE, existing vehicle speeds, and consideration for a pedestrian crosswalk (see Pedestrian Improvements discussion below) at the intersection given increases in traffic attributable to the proposed project.

Available sight distance was measured on both the southwestbound SE 16th St approach and northwestbound Edmonds Way SE approach to Edmonds Ave SE. Sight distance was measured to determine if adequate sight distance exists enabling motorists to safely see (and yield to) pedestrians crossing at the intersection. AASHTO recommends at least 200 feet of stopping sight distance along roadways with a design speed of 30 mph. This is an appropriate distance for both SE 16th St and Edmonds Way SE as both roadways have a posted speed limit of 25 mph. As noted in the provided Traffic Impact Analysis, 8,300 feet of sight distance exists for motorists approaching Edmonds Ave SE from the northeast and

more than 300 feet is available for motorists approaching SE 16th St from the southeast and therefore, existing sight distances exceed the minimum standard (Exhibit 9).

City staff has reviewed the vertical sight distance at the intersection of Beacon Way SE and SE 16th St and concluded due to the vertical curve in the street there is a visibility concern. A crest vertical curve obstructs sight distance where SE 16th Street crosses Beacon Way SE especially if car speeds exceed posted speed limit signage. There are existing signs (Steep Hill, Slippery When Wet, Advisory 15MPH Speed) at SE 16th St northeast of Beacon Way SE which help to calm existing traffic at this intersection.

Given 60% of the project's trip are anticipated to utilize the intersection a SEPA mitigation measure was issued requiring an additional warning sign for a CROSSROAD (W2-1 symbol) with a 15MPH advisory speed be installed by the applicant on the southwest directional approach to Beacon Way SE, along the north side of SE 16th St (east of Beacon Way SE) (Exhibit 22).

The proposal's increase in the number of vehicle trips is also anticipated to exacerbate existing sight distance and cut thru traffic issues at the identified intersection given 60% of the projects proposed trips are anticipated to use this intersection. In order to reduce cut-thru traffic a SEPA mitigation measure was issued requiring the applicant to install directional information signage (white letters on green background) Puget and 116th Ave SE facing west (Exhibit 22). The signs are required to read "TIFFANY PARK" with a left arrow and "CASCADE" with a right arrow.

Many of the provided public comments request the use of speed bumps as a traffic calming measure along SE 16th St to address sight distance (including vertical), cut through traffic, and spin out concerns which would be aggravated by traffic generated by the proposal. While speeds bumps would assist in traffic calming and incentivize the use of Royal Hills Drive as access into the area the City does not support the use of speed bumps on public streets. Speed bumps are not desired due to noise, excessive speeds between installations (so drivers can make up time), and result in a reduction in response time of public safety vehicles such as fire engines and aid cars. Eventually the use of speed bumps is something the City may allow, but not at this time. The SEPA mitigation measures mentioned above are expected to mitigate traffic impacts caused by the development.

Access: Pursuant to the Renton Municipal Code the applicant is required to provide secondary access suitable for domestic, emergency and pedestrian safety. The applicant is proposing two points of ingress and egress into the plat; SE 18th St and 124th Place SE. The report states 60% of weekday site traffic is anticipated to travel to/from I-405 or downtown Renton via Talbot Road S into the site via SE 18th St and the remaining 40% would access the site via 124th Place SE to/from SR-167 via SE Carr Road-SE 176th Street, south and east of the site. Public comments received contained concerns regarding adequate access into the plat and the need for additional access points or the use of 124th Place SE as the primary access into the site (Exhibit 10.5, 6, 9, 12, 14, 30, 32, 37, 43, 45, 51, 65).

Access to the site from 124th Place SE would require the applicant to obtain right of way or a public access easement through the Cedar River Pipeline. In order to ensure adequate secondary access is provided before plat construction staff recommends a condition of approval requiring the applicant be required to obtain right-of-way or a public access easement through the Cedar River Pipeline, for the extension of 124th Place SE, to the satisfaction of the Plan Reviewer prior to construction permit approval.

Frontage Improvements:

All internal and frontage roads are required to meet street standards pursuant to RMC 4-6-060. The internal public streets have been proposed with a right-of-way width of 53 feet

which meets the City's complete street requirements for residential access streets. Pavement width of 26 feet, 0.5 foot wide curbs, 8 foot wide landscaped planters (on both sides of the street), 5 foot wide sidewalks (on both sides of the street), drainage improvements, and street lighting are required. The applicant is not proposing any modifications for the internal road network.

While there are existing streets (SE 18th St and 124th Place SE) terminating at the subject site there is no adjacent street frontage necessitating frontage improvements on the perimeter of the site.

Pedestrian Improvements/Linkages: Staff received comments from parties of interest with respect to pedestrian connectivity for the plat (Exhibit 10.22, 23, 25, 29, 30, 33, 42, 42, 51, 57, 66). Specifically concerns regarding internal pedestrian connectivity, connections to neighboring developments/abutting pipelines, connectivity to Tiffany Park Elementary, and the crossing at SE 16th St and Edmonds Way SE intersection.

Linkages, including sidewalks and pedestrian paths are required to be provided within and between neighborhoods when they can create a continuous and interconnected network. As part of the proposed project, sidewalks would be constructed along on-site roadways which would connect to the existing sidewalk system. Additionally, the applicant is proposing two pedestrian connections to neighboring developments and an abutting pipeline via Tracts C and E.

City staff evaluated the intersection of Edmonds Avenue SE/SE 16th Street-Edmonds Way SE with respect to pedestrian improvements in 1996, 2005 and again in 2007 and determined that crosswalks were not warranted at this location. With the possible exception of gaps in vehicular traffic, the proposed project would not directly affect any of the other criteria used by the City to assess crosswalk installation. Even if this particular criterion was fully met, the combination of the other criteria would not be enough to meet the City's warrant for installation.

See additional discussion under Finding 35.7, Schools, for safe walking routes to school.

Lighting: Street lighting is required per RMC 4-6-060I. Specifically pedestrian lighting for sidewalks and pathways shall be installed between intersections along streets and at intersection corners for residential streets. A lighting plan will be required to be submitted and approved prior to construction permit approval. However, to ensure adequate lighting is provided for Pedestrian Tracts C and E staff recommends a condition of approval requiring pedestrian lighting be depicted on the lighting plan at the entrances of Tracts C and E (from the proposed right-of-way). The lighting plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.

Alleys: Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones). However, the applicant has not included alley's as part of the street configuration and is therefore limited the density to less than 6 dwelling units per net acre (see Finding 35.2, Density).

Concurrency: Staff recommends a transportation concurrency approval based upon a test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation (Exhibit 19).

Construction Traffic: Staff received comments from parties of interest with respect to traffic during construction as well as noise impacts (Exhibit 10.30, 35, 39, 41, 45, 47, 51, 52, 54, 56, 58, 61). The developer will be required to comply with the Renton Municipal Code for haul

	hours, construction hours, and noise levels. A final Traffic Control Plan complying with the Renton Municipal Code will be required to be submitted and approved prior to construction.
✓	Blocks: Pursuant to RMC 4-7-160 Blocks shall be deep enough to allow two tiers of lots.
Compliant if Conditions of Approval are Met	Residential Lots: Pursuant to RMC 4-7-170 general requirements and minimum standards are provided for residential lots. <u>Arrangement:</u> Insofar as practical, side lot lines are at right angles to street lines or radial to curved street lines. <u>Access:</u> Two access points are proposed to be used to provide access to the subdivision; extensions of SE 18 th St and 124 th Place SE. Internal circulation includes a roadway network in a grid design like pattern with two cul-de-sacs and four shared private access easements that serve up to three lots each. Pursuant to RMC 4-6-060 shared private driveways may be permitted for access up to a maximum of 4 lots. Up to 3 of the lots may use the driveway as primary access for emergencies. The remainder of the lots must have physical frontage along a street for primary and emergency access and shall only be allowed vehicular access from the shared private driveway. Proposed Lots 15 and 16 are proposed to utilize a shared driveway/access easement across proposed Lot 15 however neither of the lots have code required physical frontage along a street and proposed Lot 15 is considered a pipestem lot (see Pipestem discussion below). Proposed pipestem Lot 17 could potentially serve as the required lot with physical frontage along a street if compliant with the minimum lot width on a street curve of 35 feet pursuant to RMC 4-7-170.D. Therefore, staff recommends as a condition of approval the Preliminary Plat plan be revised so that no more than 4 lots gaining access via a shared driveway have at least one lot meeting minimum lot width requirements along a street frontage pursuant to RMC 4-7-170.D (a minimum of 80% of the required lot width/40 feet or 35 feet along a street curve). The lot(s) which provides physical frontage along the street shall only be allowed vehicular access from the shared private driveway. Specifically but not limited to, proposed Lot 17 would be required to be widened from 32 to 35 feet along the cul-de-sac and take primary access from the shared driveway in order to comply with the recommended condition. The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. Proposed Lots 12 and 13 are proposed to utilize a shared driveway/access easement across proposed Lot 12 however neither of the lots have code required physical frontage along a street and proposed Lot 12 is considered a pipestem lot (see Pipestem discussion below). Proposed pipestem Lot 14 could potentially serve as the required lot with physical frontage along a street if compliant with the minimum lot width on a street curve of 35 feet pursuant to RMC 4-7-170.D. Staff has recommended the Preliminary Plat plan be revised so that no more than 4 lots gaining access via a shared driveway have at least one lot meeting minimum lot width requirements along a street frontage pursuant to RMC 4-7-170.D (see condition above). Specifically, proposed Lot 14 would be required to be widened from 30 to 35 feet along the cul-de-sac and take primary access from the shared driveway in order to comply with the recommended condition. Alternatively, proposed Lot 11 could serve as the required lot meeting street frontage if access for Lot 11 were restricted to the shared driveway. Please note Lot 14 will still be required to meet minimum lot width requirements along a street curve (see Minimum Width discussion below). Proposed Lots 39 and 40 are proposed to utilize a shared driveway/access easement across

proposed Lot 40 however neither of the lots have code required physical frontage along a street and proposed Lot 40 is considered a pipestem lot (see Pipestem discussion below). Proposed pipestem Lot 38 could potentially serve as the required lot with physical frontage along a street if compliant with the minimum lot width on a street curve of 35 feet pursuant to RMC 4-7-170.D. Staff has recommended the Preliminary Plat plan be revised so that no more than 4 lots gaining access via a shared driveway have at least one lot meeting minimum lot width requirements along a street frontage pursuant to RMC 4-7-170.D (see condition above). Specifically, proposed Lot 38 would be required to be widened from 20 to 35 feet along the cul-de-sac and take primary access from the shared driveway in order to comply with the recommended condition.

Proposed Lots 79 and 80 are proposed to utilize a shared driveway/access easement across proposed Lot 79 however neither of the lots have code required physical frontage along a street and proposed Lot 79 is considered a pipestem lot (see Pipestem discussion below). Proposed Lots 78 and 81 could potentially serve as the required lot with physical frontage along a street if vehicular access is only provided to frontage lots via the shared private driveway. Staff has recommended the Preliminary Plat plan be revised so that no more than 4 lots gaining access via a shared driveway have at least one lot meeting minimum lot width requirements along a street frontage pursuant to RMC 4-7-170.D (see condition above). Specifically, proposed Lots 78 and 81 would be required to take primary access from the shared driveway in order to comply with the recommended condition.

Minimum Size: The size, width, and shape of proposed lots meet the minimum area and width requirements of the R-8 zone if all conditions of approval are met (see Minimum Width and Pipestem discussion below and Finding 35.6, Residential Lots).

Minimum (Frontage) Width: Width between side lot lines at their foremost points (where the side lot lines intersect with the street right-of-way line) shall not be less than 80% of the required lot width except in the cases of radial lots which shall be a minimum of 35 feet or shall be pipestem lots. However, given the proposal exceeds the minimum density, pipestem lots would not be permitted for the proposed plat (see Pipestem discussion below). Therefore, lots are required to be no less than 40 feet in width where the side lot lines intersect with the street right-of-way or for radial lots be a minimum of 35 feet. Proposed Lots 14, 15, and 38 do not currently meet minimum lot width requirements pursuant to RMC 4-7-170.D. Staff recommends, as a condition of approval, the plat plan be revised so that all lots have no less than a 40-foot lot width where side lot lines intersect with the street right of way or for radial lots be a minimum of 35 feet in width. Specifically, proposed Lots 14, 15, and 38 would be required to be widened to 35 feet in order to comply with the condition. The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

Property Corners at Intersections: All lot corners at intersections of dedicated public rights-of-way appear to contain a radius of 15 feet.

Pipestem Lots: Pursuant to RMC 4-11-120 pipestem lots are defined as a lot not meeting minimum frontage requirements Pipestem lots may be permitted for new plats to achieve the minimum density within in the R-8 zone when there is no other feasible alternative to achieving the minimum density. The applicant is currently exceeding minimum density requirements by approximately 1.7 du/ac; therefore pipestem lots are not permitted within the proposed subdivision. Staff recommends, as a condition of approval, the applicant submit a revised plat plan depicting the elimination of all pipestem lots (lots which are less than 40 feet in width where the side lot lines intersect with the street right-of-way or for radial lots are less than 35 feet) within the subdivision. Specifically, proposed Lots 12, 14, 15,

	<p>17, 38, 40, and 79 would be required to be eliminated or revised to meet minimum frontage width requirements. The applicant may also submit an alternative plat plan which includes a combination of all lots fronting onto a public street meeting minimum lot widths and those portions of the lots now proposed for shared driveway/access easements could be placed in Shared Driveway Tracts with easements placed over them pursuant to RMC 4-6-060, Street Standards (see Access discussion above). The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.</p>
<p>7. AVAILABILITY AND IMPACT ON PUBLIC SERVICES AND UTILITIES: Including analysis pursuant, but not limited, to RMC 4-7-200.</p>	
✓	<p>Police and Fire: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development; subject to the provision of Code required improvements and fees. A Fire Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City emergency services. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$479.28 per single family residence.</p>
✓	<p>Parks: Staff received comments with respect to concerns for access to Parks and open space (Exhibit 10.25, 30, 66). City codes currently do not require open space to be set aside in subdivisions of the R-8 zone. However, the applicant is proposing a total of 1.26 acres of passive and active open space, in addition to critical areas on site, to be set aside for the open space needs of the subdivision.</p> <p>The proposed stormwater detention system within Tract A is a wetvault. Landscaping is proposed over the top of the vault which would provide an amenity to the neighborhood as well as providing an attractive buffer the development and existing development to the west. A Stormwater detention pond within Tract A would not provide the same level of aesthetic benefits as the proposed vault does, which is integral to the approval of the requested small lot clustering. Therefore, staff recommends as a condition of approval that any proposal to convert the Stormwater vault within Tract A to a Stormwater detention pond be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.</p> <p>However, it is still anticipated that the proposed development would generate future demand on existing City parks and recreational facilities and programs. A Parks Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City parks and recreational facilities and programs thereby complying with RMC 4-7-140 Parks and Open Space. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$963.01 per single family residence and will increase to \$1,395.25 January 1, 2015.</p>
Compliant if SEPA Mitigation Measure is Met	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Tiffany Park Elementary (0.4 miles from the subject site), Nelson Middle School (1.7 miles from the subject site) and Lindberg High School (0.9 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provisions for safe walking conditions for students who walk to and from school and/or bus stops. Tiffany Park Elementary and Lindberg High School are within walking distance of the subject site while Nelson Middle School would require future students to be transported to school via bus.</p> <p>As part of the proposed project, sidewalks would be constructed along on-site roadways which would connect to the existing sidewalk system providing adequate provisions for safe</p>

	<p>walking conditions for students who walk to and from school and/or bus stops.</p> <p>Sidewalks would provide a route between the project site and nearby Tiffany Park Elementary School, including available marked crosswalks at the Kirkland Avenue SE/Lake Youngs Way intersection. The Kirkland Avenue SE/Lake Youngs Way intersection is approximately 300 linear feet from where SE 18th St intersects Lake Youngs Way. Given the number of homes proposed it is very likely that a large influx of students would attempt to cross Lake Youngs Way SE, at the SE 18th St intersection, which does not currently have a marked crosswalk. In order to provide a more practical safe route to Tiffany Park Elementary from the project site a SEPA mitigation measure was issued requiring the applicant provide a marked crosswalk at the intersection of SE 18th St and Lake Youngs Way.</p> <p>No current bus stops exist for this property as it is currently undeveloped. The Renton School District will be making provisions for the location of bus stops for those students who will be attending Nelson Middle School.</p> <p>A School Impact Fee, based on <u>new</u> single family lots, will also be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. Currently the fee is assessed at \$5,455.00 per single family residence and would increase to \$5,541.00 on January 1, 2015.</p>
<p>Compliant if Condition of Approval is Met</p>	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p>The site is located within the mainstem subarea of the Cedar River Basin. The site receives drainage from properties to the north. In the pre-developed condition all downstream drainage currently flows off site onto the properties immediately adjacent to the west or onto SE 18th St where it is collected by the existing stormwater conveyance system. Following the existing closed conveyance system to Tiffany Park Elementary School the runoff is collected by a 60-inch trunk line and ultimately conveyed northwest to Ginger Creek.</p> <p>Staff received comments from surrounding property owners and the Tribes, with respect to drainage concerns for the proposal including: water quality, request to use a pond for detention, request to use a vault for detention, drainage impacts on specific neighboring lots, and detention vault sizing (Exhibit 10.2, 3, 11, 18, 24, 25, 27, 28, 30, 33, 34, 35, 37, 40, 45, 53, 61, 65). The following analysis addresses those concerns raised by parties of interest.</p> <p>The applicant submitted a Preliminary Drainage Report prepared by Bargharusen, dated February 24, 2014 (Exhibit 8). The proposed subdivision is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. All core and six special requirements have been discussed in the report.</p> <p>This project would not discharge to any critical areas or onto adjacent properties as it would tie into an existing storm drain conveyance system downstream of the detention and water quality system with the exception of a couple of roof drains. A portion of the lots along the existing wetlands (Wetland A, Wetland B and Wetland C) will discharge their roof drains into the wetland areas to maintain wetland hydrology. Runoff from these wetlands will be collected and routed to the onsite drainage facility. Individual lots would be required to comply with individual BMP's.</p> <p>A conveyance system consisting of catch basins and storm pipe would be constructed in the roadways to collect drainage from all impervious surfaces and lots on site and convey to the</p>

	<p><i>new drainage facility. The drainage facility located in Tract A is a detention vault sized for Level 2 Flow Control. Based on Level 2 detention vault sizing calculations, the vault volume required is 245,850 cubic feet. Water quality would be met with the use of a StormFilter for this project. In order to provide the necessary depth within the detention facility a new conveyance system will be constructed within SE 18th St and connect to the existing storm line at the intersection of SE Lake Youngs Way. Stormwater would be discharged into a new 18-inch storm pipe to be constructed in SE 18th St approximately 600 feet west of the property boundary where it will connect to an existing storm line in Lake Youngs Way SE. Upon discharging to the existing storm system at Lake Youngs Way SE the existing 18-inch concrete pipe turns south and conveys stormwater to the entrance of Tiffany Park. Upstream of the site to the northeast is the existing Mercer Island Pipeline. This pipeline is approximately 60 feet wide. The pipeline is fully cleared with grass overgrowth and is slightly crowned along the center of the right-of-way for its full length adjacent to the project site. Due to the inability to efficiently bypass the 30-foot-wide portion that flows onto the project site, it is proposed that this region of runoff be collected and routed to the on-site drainage facility. As such, this area is being considered as part of the pre-developed site and is not part of the upstream basin.</i></p> <p><i>There is also an upstream basin to the east of the Mercer Island Pipe Line that would be bypassed through the site and around the onsite drainage facilities. This basin consists of runoff from a portion of 129th Place SE and the 19th Ct SE cul-de-sac along with the surrounding homes. Runoff from this basin is collected and routed by a series of catch basins and storm pipes to an existing ditch along the east side of the pipeline. A 12-inch culvert crosses the Mercer Island Pipe Line and discharges runoff into the onsite Wetland "D". Runoff from this upstream basin and from Wetland "D" would be collected in a separate conveyance system and routed through the site.</i></p> <p><i>The report states that the project should not pose significant negative impacts to the downstream drainage course. The proposed Level 2 Flow Control would restrict the flow of the 2-year release rate to 50% of the pre-developed site and is proposed to provide adequate mitigation to prevent any future drainage complaints as a result of this proposed site development.</i></p> <p><i>Downstream capacity issues have been observed and the area is considered a nuisance necessitating City stormwater maintenance work. It is unclear, with a Level 1 downstream analysis, if the proposed project would exacerbate the downstream capacity issues. Therefore, the Environmental Review Committee issued a mitigation measure requiring the final drainage report include a more detailed downstream analysis (Exhibit 22). Pursuant to KCSWDM 1.2.2.1, a Level 2 downstream analysis for ¼ mile from the project site is required.</i></p> <p><i>Staff recommends the applicant be required to create a homeowners' association and maintenance agreement(s) for the shared utilities, landscape areas and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for review and approval by the City Attorney and Property Services section prior to the recording of the final plat.</i></p>
N/A	<p>Latecomer's Agreement:</p> <p><i>Staff Comment: The development is unlikely to provide utility improvements that may also be required by other developments or by future development of other parcels in the vicinity.</i></p>
✓	<p>Water and Sanitary Sewer:</p> <p><i>Staff Comment: The proposed development is within the City of Renton water service area.</i></p>

There is an existing 8-inch water main stubbed to the site in SE 20th Court, in SE 19th Court and SE 18th Court. Extension of a new 8-inch water main and new hydrants within the plat is required and is currently proposed to the satisfaction of the Development Engineering Division. Final engineering permits will be required to be submitted and approved prior to construction.

The site is located in the City of Renton sewer service area. There is an 8-inch sewer main in SE 18th Street. Extension of sewer main through the public streets, and individual side sewers to serve the individual lots is required and is currently proposed to the satisfaction of the Development Engineering Division. Final engineering permits will be required to be submitted and approved prior to construction.

J. RECOMMENDATIONS:

Staff recommends approval of the Reserve at Tiffany Park Preliminary Plat and requested and Critical Area Exemption as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the 11 mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated September 22, 2014.
2. The applicant shall be required to demonstrate compliance with the minimum 50-foot lot width requirement for all lots with less than 50 feet in width at the foremost points (where the side lot lines intersect with the street right-of-way line) pursuant to RMC 4-11-120. The average distance between the side lines connecting front and rear lot lines shall be submitted to the Current Planning Project Manager prior to construction permit approval.
3. The applicant shall be required to submit a revised landscape plan, depicting the following: a 10-foot wide on-site landscape strip for all lots and a 15-foot wide vegetated buffer surrounding the subject site with spacing consideration given to those trees being retained to meet the 30% tree retention requirement. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development. The landscape plan shall reflect proposed curb cuts and pedestrian connections.
4. The applicant shall be required to submit a revised plat plan and landscaping plan depicting curb bulb-outs where on-street parking is located. The revised plat and landscaping plans shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
5. The applicant shall be required to limit all retaining walls to a height of no more 6 feet unless located within a required front yard setback then the wall(s) would be limited to a height of 4 feet. Wall elevations shall be required to be submitted to, and approved by, the Current Planning Project Manager and Development Engineering Plan Reviewer prior to construction permit approval. Alternatively, staff would be supportive of the applicant utilizing terracing (the forming of hillside into a number of level flat areas (terraces) between retaining walls) in order to increase the height of a wall system when the maximum height of a single retaining wall is insufficient. The following standards shall apply to terraced slopes:
 - a. Terrace Width: No portion of a retaining wall shall be construed to contribute to the width of a terrace. The width of any terrace shall be equal to the height of the tallest abutting retaining wall; however, the minimum terrace width shall be two feet (2') and the maximum required width shall be five feet (5'). Terrace width shall be measured from the back edge of a lower retaining wall to the foremost edge of the immediately succeeding and higher retaining wall.

- b. Terrace Landscaping: Terraces created between retaining walls shall be permanently landscaped with a mixture of shrubs and groundcover (trees are optional) in conformance with the standards of RMC 4-4-070.F, Landscaping. Landscaping provided in front of retaining walls and within terraces shall contribute to any landscaping required by RMC 4-4-070.F.

A revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

6. The applicant shall eliminate individual access directly from internal public streets for those lots abutting private streets and/or shared driveway access easements. Said lots shall be required to take access from the abutting private street and/or access easement and shall not exceed access thresholds pursuant to RMC 4-6-060.J and K. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. Furthermore, the access restriction for such lots is required to be noted on the face of the Final Plat prior to recording.
7. The applicant revise the proposed mitigation plan to depict all retaining walls on site, including lock & load walls on the north and east sides of Wetlands B and C. The applicant shall also identify if proposed walls are anticipated to impact critical area buffers and provide appropriate mitigation for such impacts. A Final Mitigation Plan, pursuant to RMC 4-8-120.W, shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
8. The temporary buffer impacts consisting of minor intrusions or disturbance from construction activities shall be restored with appropriate grading, soil amendments, and the planting of native species to the satisfaction of the Current Planning Project Manager. The revised mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
9. The applicant shall provide creation of additional wetland buffer, associated with Wetland 'E', in order to offset the impacts resulting from the requested exemption. Enhancement in conjunction with creation may be allowed in order to offset the impacts. Specifically, the applicant is encouraged to provide enhancement to the Wetland 'E' buffer immediately abutting SE 18th St. A revised mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
10. The applicant shall be required to establish a Native Growth Protection Easement over those parts of the site encompassing wetlands and their associated buffers and place fencing and signage along the outer buffer edge prior to Final Plat approval.
11. The applicant shall be required to submit a fill source statement, if fill materials are brought to the site, in order to the City to ensure only clean fill is imported prior to construction.
12. The applicant shall provide a final Tree Retention Plan, complying with the 30% tree retention mitigation measure while demonstrating proposed retaining walls would not impact trees proposed for retention. The Final Tree Retention Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
13. The applicant shall submit a revised plat plan depicting a safe pedestrian crossing, across the 124th Place SE extension, for the Seattle Waterline Pedestrian Trail. The revised plat plan shall be submitted to, and approved by the Current Planning Project Manager, Community Services Department, and the Transportation Department prior to construction permit approval.
14. The applicant shall be required to obtain right-of-way or a public access easement through the Cedar River Pipeline, for the extension of 124th Place SE, to the satisfaction of the Plan Reviewer prior to construction permit approval.

15. Pedestrian lighting shall be depicted on the lighting plan at the entrances of Tracts C and E (from the proposed right-of-way). The lighting plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.
16. The Preliminary Plat plan shall be revised so that no more than 4 lots gaining access via a shared driveway have at least one lot meeting minimum lot width requirements along a street frontage pursuant to RMC 4-7-170.D (a minimum of 80% of the required lot width/40 feet or 35 feet along a street curve). The lot(s) which provides physical frontage along the street shall only be allowed vehicular access from the shared private driveway. In order to comply with the recommended condition the following would be required: proposed Lot 17 would be required to be widened from 32 to 35 feet along the cul-de-sac and take primary access from the shared driveway; Lot 14 would be required to be widened from 30 to 35 feet along the cul-de-sac and take primary access from the shared driveway; proposed Lot 38 would be required to be widened from 20 to 35 feet along the cul-de-sac and take primary access from the shared driveway; and proposed Lots 78 and 81 would be required to take primary access from the shared driveway. The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
17. The plat plan shall be revised so that all lots have no less than a 40-foot lot width where side lot lines intersect with the street right of way or for radial lots be a minimum of 35 feet in width. Specifically, proposed Lots 14, 15, and 38 would be required to be widened to 35 feet in order to comply with the condition. The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
18. The applicant submit a revised plat plan depicting the elimination of all pipestem lots (lots which are less than 40 feet in width where the side lot lines intersect with the street right-of-way or for radial lots are less than 35 feet) within the subdivision. Specifically, proposed Lots 12, 14, 15, 17, 38, 40, and 79 would be required to be eliminated or revised to meet minimum frontage width requirements. The applicant may also submit an alternative plat plan which includes a combination of all lots fronting onto a public street meeting minimum lot widths and those portions of the lots now proposed for shared driveway/access easements could be placed in Shared Driveway Tracts with easements placed over them pursuant to RMC 4-6-060, Street Standards (see Access discussion above). The revised plat plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
19. Any proposal to convert the Stormwater vault within Tract A to a Stormwater detention pond be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.
20. The applicant shall be required to create a homeowners' association and maintenance agreement(s) for the shared utilities, landscape areas and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

EXPIRATION PERIODS:

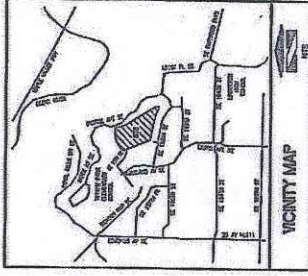
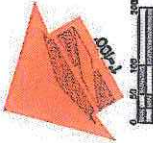
Preliminary Plat Approval expires seven (7) years from the date of approval, if approved prior to January 1, 2015, otherwise the approval would expire five (5) years from the date of approval.

PRELIMINARY COVER SHEET

FOR

RESERVE AT TIFFANY PARK

A PORTION OF NE1/4 OF SEC. 21 TWP. 23 N. R. 10 E. S. 16 E. WA.
CITY OF HENTON, KING COUNTY, WASHINGTON



SHEET INDEX

- 1 OF 13 PRELIMINARY COVER SHEET
- 2 OF 13 PRELIMINARY PLAN
- 3 OF 13 PRELIMINARY UTILITY PLAN
- 4 OF 13 PRELIMINARY UTILITY PLAN
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- 6 OF 13 PRELIMINARY UTILITY PLAN
- 7 OF 13 PRELIMINARY UTILITY PLAN
- 8 OF 13 PRELIMINARY UTILITY PLAN
- 9 OF 13 PRELIMINARY UTILITY PLAN
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PRELIMINARY UTILITY PLAN

OPEN SPACE TABLE

ITEM NO.	DESCRIPTION	AREA (SQ. FT.)
1	OPEN SPACE (NE1/4)	10,000
2	OPEN SPACE (NE1/4)	10,000
3	OPEN SPACE (NE1/4)	10,000
4	OPEN SPACE (NE1/4)	10,000
5	OPEN SPACE (NE1/4)	10,000
6	OPEN SPACE (NE1/4)	10,000
7	OPEN SPACE (NE1/4)	10,000
8	OPEN SPACE (NE1/4)	10,000
9	OPEN SPACE (NE1/4)	10,000
10	OPEN SPACE (NE1/4)	10,000
11	OPEN SPACE (NE1/4)	10,000
12	OPEN SPACE (NE1/4)	10,000
13	OPEN SPACE (NE1/4)	10,000

SITE DATA

1. TOTAL AREA: 31.00 AC
2. PROJECTED AREA: 10.00 AC
3. TOTAL PROJECTED AREA: 21.00 AC
4. PROJECTED AREA: 10.00 AC
5. PROJECTED AREA: 10.00 AC
6. PROJECTED AREA: 10.00 AC
7. PROJECTED AREA: 10.00 AC
8. PROJECTED AREA: 10.00 AC
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11. PROJECTED AREA: 10.00 AC
12. PROJECTED AREA: 10.00 AC
13. PROJECTED AREA: 10.00 AC
14. PROJECTED AREA: 10.00 AC
15. PROJECTED AREA: 10.00 AC

ENGINEER
ARCHER ENGINEERING, INC.
1111 1ST AVENUE, SUITE 100
SEATTLE, WA 98101
(206) 461-1111
FAX (206) 461-1112

OWNER
HENTON CITY, WA
1111 1ST AVENUE, SUITE 100
SEATTLE, WA 98101
(206) 461-1111
FAX (206) 461-1112

SURVEYOR
ARCHER ENGINEERING, INC.
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SEATTLE, WA 98101
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APPLICANT
HENTON CITY, WA
1111 1ST AVENUE, SUITE 100
SEATTLE, WA 98101
(206) 461-1111
FAX (206) 461-1112

ITEM NO.	DESCRIPTION	AREA (SQ. FT.)
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11	OPEN SPACE (NE1/4)	10,000
12	OPEN SPACE (NE1/4)	10,000
13	OPEN SPACE (NE1/4)	10,000

LEGAL DESCRIPTIONS

THESE ARE THE LEGAL DESCRIPTIONS OF THE OPEN SPACE AREAS SHOWN ON THE PRELIMINARY UTILITY PLAN. THE AREAS ARE DESCRIBED AS FOLLOWS:

1. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

2. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

3. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

4. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

5. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

6. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

7. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

8. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

9. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

10. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

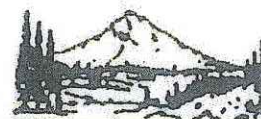
11. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

12. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

13. OPEN SPACE (NE1/4) - 10,000 SQ. FT.

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Final Tree Protection Plan-

RESERVE AT TIFFANY PARK

SE 18th Street
Renton, WA

Prepared for: Barbara Yarrington, Henley USA

Prepared by: Washington Forestry Consultants, Inc.

Date: June 6, 2014

Introduction

The project proponent is planning to construct a new 97 lot subdivision on 21.66 acres at SE 18th Street in Renton, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to the requirements of the City of Renton Tree Protection Ordinance.
- Make recommendations for retention of significant trees, along with required protection and cultural measures.

Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

Site Description

The site was previously logged many years ago and was not replanted. The trees on the site are all naturally regenerated. Five small wetlands are located on the site. There are no structures located on the site. There are many trails throughout the site.

EXHIBIT 4

FORESTRY • TREE APPRAISAL • HAZARD TREE
MANAGEMENT • ENVIRONMENTAL STUDIES • CO
* International Society of Arboriculture and Society of American Foresters

**Entire Document
Available Upon Request**

WETLAND DETERMINATION

RESERVE AT TIFFANY PARK

**Preliminary Plat
City of Renton, Washington**

Prepared for:

**Barbara Yarrington
Henley USA, LLC
11100 Main Street, Suite 100
Bellevue, WA 98004**

Prepared by:

**C. Gary Schulz
Wetland / Forest Ecologist
7700 S. Lakeridge Drive
Seattle, Washington 98178
206-772-6514**

June 3, 2014

**Entire Document
Available Upon Request**

EXHIBIT 5

FISH AND WILDLIFE HABITAT ASSESSMENT

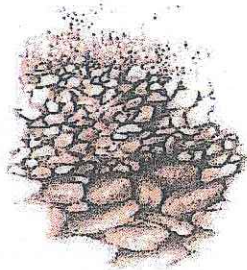
RESERVE AT TIFFANY PARK

JANUARY 2014

Entire Document
Available Upon Request

EXHIBIT 6

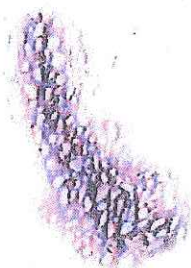
Soundview Consultants, LLC



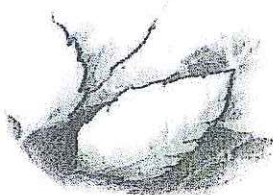
Geotechnical Engineering



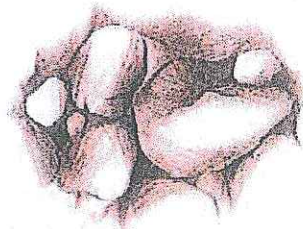
Water Resources



*Environmental Assessments
and Remediation*



Sustainable Development Services



Geologic Assessments

Associated Earth Sciences, Inc.

Serving the Pacific Northwest Since 1981

Subsurface Exploration, Geologic Hazard,
and Limited Geotechnical Engineering Report

TIFFANY PARK SITE

Renton, Washington

Prepared for

Renton School District #403

Project No. KB120359A
September 28, 2012

**Entire Document
Available Upon Request**

EXHIBIT 7

PRELIMINARY TECHNICAL INFORMATION REPORT

Reserve at Tiffany Park
S.E. 18th Street and 124th Place S.E.
Renton, Washington

Prepared for:
Henley USA, LLC
11100 Main Street, Suite 100
Bellevue, WA 98004

November 12, 2013
Revised February 24, 2014
Our Job No. 16055

Entire Document
Available Upon Request

EXHIBIT 8



02/24/14



CIVIL ENGINEERING, LAND PLANNING, SURVEYING
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ WALNUT CREEK, CA ♦ SAN DIEGO, CA
www.barghausen.com

Revised Transportation Impact Analysis

RESERVE AT TIFFANY PARK

Prepared for:
Barghausen Consulting Engineers, Inc.

April 2014

Prepared by:



11730 118th Avenue NE, Suite 600
Kirkland, WA 98034-7120
Phone: 425-821-3665
Fax: 425-825-8434
www.transpogroup.com

13175.00

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EXHIBIT 9

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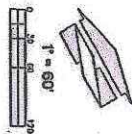
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TREE CUTTING/LAND CLEARING PLAN

FOR

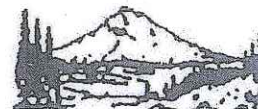
RESERVE AT TIFFANY PARK

A PORTION OF NE 1/4, OF THE SINK OF SEC. 21 TWP 23 N. R2E 2 E. W4A
CITY OF FERTON AND COUNTY, WASHINGTON



WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan-

RESERVE AT TIFFANY PARK

SE 18th Street
Renton, WA

Prepared for: Barbara Yarrington, Henley USA

Prepared by: Washington Forestry Consultants, Inc.

Date: August 27, 2014

RECEIVED

AUG 29 2014

CITY OF RENTON
PLANNING DIVISION

Introduction

The project proponent is planning to construct a new 96 lot subdivision on 21.66 acres at SE 18th Street in Renton, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to the requirements of the City of Renton Tree Protection Ordinance.
- Make recommendations for retention of significant trees, along with required protection and cultural measures.

Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

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Site Description

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EXHIBIT 12

FORESTRY • TREE APPRAISAL • HAZARD
TION MANAGEMENT • ENVIRONMENTAL ST
r of International Society of Arboriculture and Society of Ame

Entire Document
Available Upon Request

Entire Document
Available Upon Request



Perteet

Memorandum

505 Fifth Avenue S., Suite 300, Seattle, WA 98104 | P 206.436.0515 | F 206.436.0516

To: Rocale Timmons, City of Renton
CC: Peter De Boldt, Perteet
From: Dave Alm, Perteet
Date: May 16, 2014
Re: Tiffany Park – Transportation Secondary Review

City of Renton
Planning Division

MAY 21 2014

RECEIVED

Summary:

- The "Revised Transportation Impact Analysis, Reserve at Tiffany Park, Transpo Group, April 2014" (TIA) has been adequately amended and expanded to incorporate review comments brought by citizen comments and an initial secondary review conducted by Perteet.
- Although there remain some concerns with the revised report, the methodology and analysis applied in the TIA are generally appropriate to produce data sufficient to accurately evaluate the anticipated impacts of the proposed development.
- We now support the findings and conclusions of the revised report.

Specific Review Comments:

1. In response to comments on the initial TIA, the revised report contains additional data, including:
 - a. Addition of a section "Traffic and Pedestrian Safety".
 - b. Addition of a vehicle speed report (Appendix D).
 - c. Added Figure 8 "Available Sight Distance at Edmonds Avenue SE/SE 16th Street/Edmonds Way SE."
 - d. Addition of one intersection to the study area, Intersection 13 (Edmonds Avenue SE/SE 16th Street/Edmonds Way SE).
 - e. Edmonds Way has been added to the study area roadway network.
 - f. SE 16th Street has been added to the study area roadway network.
 - g. Additional traffic volume counts have been added for Royal Hills Drive/S. Puget Drive, and for Edmonds Avenue/SE 16th Street/Edmonds Way.
2. The proposed project site plan has been modified, although external access and the number of lots remain the same. The new plan creates two flag lots with shared access. There are no traffic operational concerns with the modified site plan.
3. The revised TIA calls out a concern with inadequate sight distance for southbound motorists on Monroe Avenue SE approaching SE 18th Street (one of the two direct project access routes). The mitigation called for either a new Stop requirement for southbound Monroe Avenue or the removal of parking on the northern side of SE 18th Street. Either mitigation would reduce the likelihood of collision. The installation of a Stop sign at this location would be inconsistent with the general lack of intersection signing in the community and may not be necessary, particularly if parking were prohibited in a limited area of SE 18th Street approaching the intersection.
4. The project trip distribution could be debated but still presents a representative level of impact and seems adequate for this analysis. The discussion of trip distribution notes it is based on other area studies, yet none are referenced.

Technical Memorandum



10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Rocale Timmons, Senior Planner
City of Renton - Current Planning

From: Darcey Miller, Senior Wetland Scientist
(425) 739-7977

Copies:

Date: April 3, 2014

Subject: Reserve at Tiffany Park
Wetland Delineation Review

Project No.: 32385.A

This review pertains to the Preliminary Plat application for the Reserve at Tiffany Park (City of Renton LUA13-001572) submitted by the applicant, Novastar Development, Inc., to the City of Renton (City). The proposed Reserve at Tiffany Park is located generally to the east of Tiffany Park, to the north of SE 158th Street, and south and west of Pierce Avenue SE. Otak has been asked by the City of Renton (the City) to review the submitted critical areas document and to provide comments regarding its applicability to the Renton Municipal Code (RMC), specifically, Section 4-3-050, Critical Areas Regulations.

The following documents were reviewed in terms of compliance with the critical areas sections of the City code:

- *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated February 28, 2014;
- Plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen Consulting Engineers, Inc., signed February 27, 2014.
- Technical Information Report, prepared by Barghausen Consulting Engineers, Inc., dated November 12, 2013, and revised February 24, 2014.

The Wetland Determination identifies three Category 2 wetlands and one Category 3 wetland on the site, which are required to have 50-foot and 25-foot buffers, respectively. The report indicates that wetland buffer averaging is proposed for the project site, and outlines the rationale for meeting the requirements for buffer averaging described in the RMC.

EXHIBIT 14

Technical Memorandum



10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Rocale Timmons, Senior Planner
City of Renton - Current Planning

From: Darcey Miller, Senior Wetland Scientist
(425) 739-7977

Copies:

Date: July 9, 2014

Subject: Reserve at Tiffany Park
Wetland Delineation Review

Project No.: 32385.A

This review pertains to the Preliminary Plat application for the Reserve at Tiffany Park (City of Renton LUA13-001572) submitted by the applicant, Novastar Development, Inc., to the City of Renton (City). The proposed Reserve at Tiffany Park is located generally to the east of Tiffany Park, to the north of SE 158th Street, and south and west of Pierce Avenue SE. The City of Renton (the City) has requested that Otak review the critical area documentation and provide comments regarding its applicability to the Renton Municipal Code (RMC), specifically, Section 4-3-050, Critical Areas Regulations. On May 7, 2014, a meeting was held on the site between the City, Henley USA, Barghausen Consulting Engineers (Barghausen), Gary Schulz, Soundview Consultants, and Otak. The purpose of the meeting was to review potential wetland areas and discuss the comments in Otak's memorandum dated April 3, 2014.

The following documents were reviewed in terms of compliance with the critical areas sections of the Renton Municipal Code:

- Revised draft plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen, signed June 10, 2014;
- Response letter from Gary Schulz to Ms. Barbara Yarrington (Henley, USA), dated June 3, 2014;
- Revised *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated June 3, 2014;
- *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated February 28, 2014;
- Plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen Consulting Engineers, Inc., signed February 27, 2014.

EXHIBIT 15



Environmental, Natural Resource, and Land Use Consulting
Comprehensive Assessment, Planning, and Permitting Services

2907 Harborview Drive
Gig Harbor, WA 98335
Phone: 253.514.8952
Fax: 253.514.8954

Technical Memorandum

To: Barbara Yarrington, Henley USA File Number: 1219.0001
From: Racheal Villa and Bill House, Soundview Consultants LLC Date: February 11, 2014
Re: Amendment to the Fish and Wildlife Assessment for the Reserve at Tiffany Park dated January 16, 2014

Dear Barbara,

Henley USA, LLC is proposing to develop ninety eight (98) single-family residential lots on a 943,331 square foot (21.66-acres) site locally known as the Reserve at Tiffany Park (Project). The subject property is located east of the intersection of Southeast 18th Street and Monroe Avenue Southeast, in the City of Renton, WA 98058 (King County). The subject property is situated in the Southeast $\frac{1}{4}$ of Section 21, Township 23 North, Range 5 East W.M. and consists of four tax parcels (King County Parcel Numbers 212305-9044, 212305-9051, 212305-9154, and 212305-9061).

A Fish and Wildlife Habitat Assessment for the Reserve at Tiffany Park (Soundview Consultants, 2014) assessing habitat and potential species impacts was submitted in January 2014 to the City of Renton. Subsequent project revisions require further assessment of potential impacts to fish and wildlife habitat and species. The revised plan includes the addition of several dedicated open space tracts throughout the subject property, including critical area tracts to protect wetlands and significant trees and an open space/passive recreational use tract on a portion of the site. The remainder of the proposed project will include development in a slightly different configuration in order to incorporate the new open space tracts (Barghausen Consulting Engineers, Inc., January 28, 2014). The remainder of this Technical Memorandum will include a revised assessment of project impacts according to the revised plans and is intended for use as an amendment to the original Fish and Wildlife Habitat Assessment dated January 16, 2014.

Entire Document
Available Upon Request

EXHIBIT 16

Soundview Consultants LLC

Environmental, Natural Resource, and Land Use Consulting
Comprehensive Assessment, Planning, and Permitting Services

2907 Harborview Drive
Gig Harbor, WA 98335
Phone: 253.514.8952
Fax: 253.514.8954

Technical Memorandum

To: Barbara Yarrington, Henley USA File Number: 1219.0001
From: Racheal Villa, Soundview Consultants LLC Date: June 12, 2014
Re: Amendment to the Technical Memorandum for the Reserve at Tiffany Park
dated February 11, 2014

Dear Barbara,

Henley USA, LLC is proposing to develop ninety seven (97) single-family residential lots on a 943,331 square foot (21.66 acres) site locally known as the Reserve at Tiffany Park (Project). The subject property is located east of the intersection of Southeast 18th Street and Monroe Avenue Southeast, in the City of Renton, WA 98058 (King County). The subject property is situated in the Southeast ¼ of Section 21, Township 23 North, Range 5 East W.M. and consists of four tax parcels (King County Parcel Numbers 212305-9044, 212305-9051, 212305-9154, and 212305-9061).

Soundview Consultants LLC prepared a fish and wildlife habitat assessment dated January 9, 2014. Subsequent project submittal to the City of Renton prompted third party review by Otak Inc. During third party review, a previously unidentified wetland (Wetland E) was identified in the western portion of the site. Project revisions were then conducted to accommodate preservation of Wetland E. These project revisions require an updated assessment of potential impacts to fish and wildlife habitat and protected species at the Reserve at Tiffany Park. The revised project plan includes the removal of one residential lot replaced by Tract M for the preservation of Wetland E. No further alterations are proposed to the project. This Technical Memorandum provides an updated assessment of project impacts to fish and wildlife habitat according to the revised layout and is intended for use as an amendment to the original habitat assessment report dated January 9, 2014 and prior update provided in the Technical Memorandum by Soundview Consultants LLC, dated February 11, 2014.

Proposed Revisions

The proposed project revisions include additional preservation of native open space, including wetland habitat, through establishment of Tract M. This tract is located in the


DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



M E M O R A N D U M

DATE: November 10, 2014

TO: Rocale Timmons, Senior Planner

FROM: Steve Lee, Development Engineering Manager 

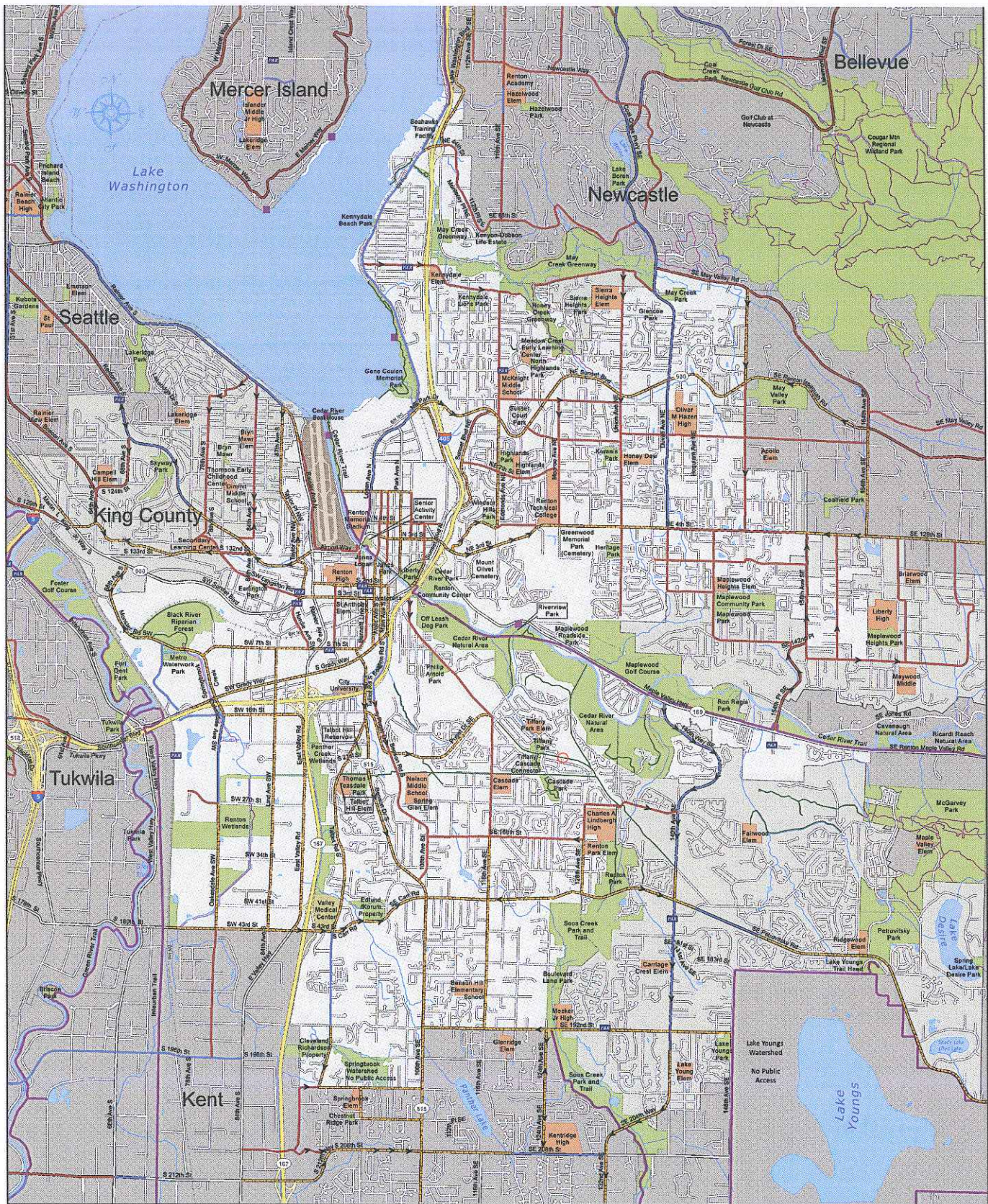
SUBJECT: Traffic Concurrency Test – Tiffany Park Reserve

The applicant is requesting SEPA Environmental Review and Preliminary approval for a 97 lot subdivision. The project site area is 21.66 acres and is in primarily R-8 and some R-4 zoning classifications. The subject property is located at the dead end of SE 18th Street and is bordered by the Cedar River Pipeline along the southern property line and the Mercer Island Pipeline along the eastern property line. The proposed access to the site would be gained from SE 18th Street with secondary access extended from 124th Place SE. The applicant is proposing to extend these road stubs into the site in order to provide public access and circulation with internal residential access streets to each lot.

The proposed redevelopment would generate approximately 1030 daily trips. During the weekday PM peak hour, the project would generate approximately 103 net new peak hour PM trips. The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

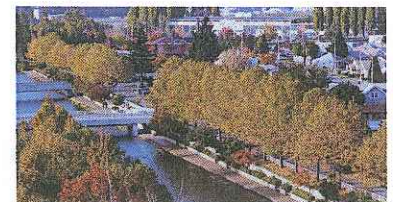
Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

EXHIBIT 19



RENTON TRAILS AND BIKEWAYS MAP

A GUIDE TO GETTING AROUND RENTON ON FOOT AND BY BIKE



Information Technology - GIS
Printed on: 4/12/2013



Bikeway Type

- Roadway with high vehicle volume/speed, no shoulder or curb lane
- Bicycle Lane
- Roadway with lower vehicle volume/speed and/or wide shoulder or curb lane

Trail Type

- Pedestrian Only
- Separated - Local
- Separated - Regional
- Water Trails - Launch/Landing
- Steep Grade Markers

- School
- Parks or Open Spaces
- Hospital
- Renton Potential Annexation Area

EXHIBIT 20



DRAFT ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: September 22, 2014

Project Name: Reserve at Tiffany Park

Project Number: LUA13-001572, ECF, PP, CAR

Project Manager: Rocale Timmons, Senior Planner

Owner: Renton School District; 300 SW 7th St; Renton, WA 98055

Applicant: Henley USA LLC, 11100 Main Street, Suite 100; Bellevue, WA 98004

Contact: Novastar Dev Inc.; Wayne Potter; 18215 72nd Ave S; Kent, WA 98032

Project Location: SE 18th St and 124th Place

Project Summary: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 97-lot subdivision (96 lots with a 30% tree retention alternative plan). The 21.66 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site located within the R-4 zoning classification. All proposed lots would be located within the R-8 zoning classification. The subject property is located at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line. The 96 lots would result in a density no more than 5.70 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the 97 (96) lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width. Access to the site would be gained from SE 18th St with secondary access extended from 124th Place SE. The site is currently vacant with 1,305 significant trees and the applicant has proposed to retain 147 trees (188 trees with a 30% tree retention alternative plan). The applicant has submitted a Wetland Report, Drainage Report, Traffic Impact Analysis, Geotechnical Engineering study, Arborist Report, Habitat Data Report, and Independent Secondary Studies for Transportation and Wetlands are included with the application. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is requesting a Critical Area Exemption for the extension of SE 18th St through portions of the buffer associated with Wetland E.

Site Area: 21.66 acres

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).

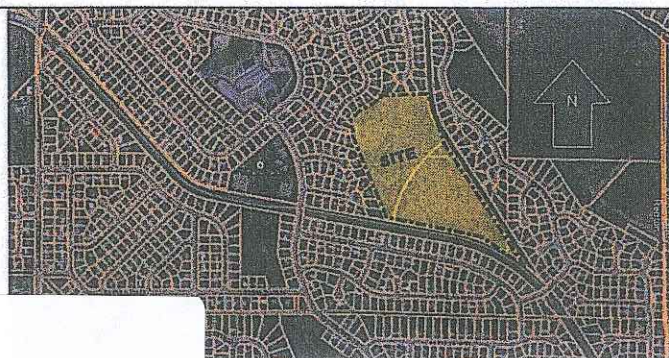


EXHIBIT 21

Project Location Map

Entire Document
Available Upon Request

City of
Renton



September 25, 2014

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on September 22, 2014:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: The Reserve at Tiffany Park
PROJECT NUMBER: LUA13-001572, ECF, PP CAR

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 10, 2014, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in cursive script that reads "Rocale Timmons".

Rocale Timmons
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

EXHIBIT 22

Reserve at Tiffany Park Preliminary Plat

Community Meeting

City of Renton Planning staff invite the public and all parties of interest to participate in a Community Meeting for the proposed Reserve at Tiffany Park Preliminary Plat. Topics of discussion include: project overview, public process, and participation in the public process.

Tuesday, September 9, 2014, 6:00 pm

Tiffany Park Elementary (Cafeteria)

1601 Lake Youngs Way SE, Renton, WA 98058

Frequently Asked Questions

Q: Who is the proponent for the Reserve at Tiffany Park development?

A: Henley USA, LLC. In 2013 the Renton School District's Board of Directors approved a purchase and sale agreement with the applicant/developer (Henley USA, LLC) to sell the subject site.

- The agreement authorizes Henley USA to assess the property's suitability for the proposed development, and obtain the necessary approvals in compliance with the City of Renton development regulations.

Q: Has the City of Renton taken action on the proposed development?

A: No. The City has accepted the project for review but has yet to issue a decision/determination on the proposal.

Q: Can the City of Renton deny the proposal or require the property be preserved in its natural state?

A: The City is unable to preclude single family residential development on private property in the R-8 zone as long as the proposal complies with the State Environmental Policy Act (SEPA) and all development regulations found within the Renton Municipal Code.

Q: What will the City of Renton consider during the Preliminary Plat and Environmental review?

A: The City's review is limited to the development regulations of the Renton Municipal Code and the State Environmental Policy Act (SEPA). The City will review the proposal with regard to the protection of valuable environmental amenities and compatibility with the surrounding area including but not limited to:

- Compliance with R-8 zone development standards and Citywide property and development standards.
- Preservation of drainage patterns, trees, identified critical habitat, and delineated critical areas.
- Provision of public facilities, access, traffic circulation, drainage, and utilities.
- Impacts of development upon the existing service levels (Traffic, Parks, Schools, Fire, Police, etc.).

Q: Has the applicant submitted supporting documentation for review by the City?

A: Yes. The applicant has submitted the following reports prepared by certified professionals: Drainage Report, Transportation Report, Wetland Report, Fish and Wildlife Report, Geotechnical Report, and an Arborist/Tree Report.

- All reports are available to the public upon request and can either be sent electronically, viewed in person on the 6th Floor of Renton City Hall, or can be sent via mail at a cost of \$0.15/page.

Q: Has the City conducted an independent review of reports provided by the applicant?

A: Yes. In response to primary community concerns, regarding traffic impacts and the preservation of onsite wetlands, the City has conducted Independent Secondary Review of the provided Transportation and Wetland reports.

- Both Secondary Reviews are available upon request to the public and can either be sent electronically, viewed in person on the 6th Floor of Renton City Hall, or can be sent via mail at a cost of \$0.15/page.

Q: Is it too late to participate in the public process?

A: No. All interested parties are encouraged to: Request to be made a party of record, provide written comments, and/or provide testimony (verbally or in writing) at the Public Hearing (date to be determined).

Request for additional information please
contact Rocale Timmons at
425-430-7219 or rtimmons@rentonwa.gov

RENTON. AHEAD OF THE CURVE.

City of
Renton
Community & Economic Development

EXHIBIT 23

CITY OF RENTON

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 26th day of November, 2013, I deposited in the mails of the United States, a sealed envelope containing **Acceptance and Notice of Application** documents. This information was sent to:

Name	Representing
Agencies	See Attached
See attached	300' surrounding property owners
Wayne Potter	Contact
Renton School District #403	Owner
Henley USA, LLC	Applicant
Robert Schauss, Robert Garlough	Parties of Record
Greg & Jenny Swanson, Gayle Millet	Parties of Record

(Signature of Sender):

Lisa McElrea

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Lisa McElrea**

signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 26, 2013

Holly Powers

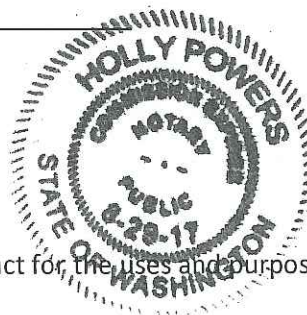
Notary Public in and for the State of Washington

Notary (Print):

Holly Powers

My appointment expires:

August 29, 2017



Project Name:	Reserve at Tiffany Park
Project Number:	LUA13-001572, ECF, PP

EXHIBIT 24